

ARTICLE IV

SPECIAL & OVERLAY DISTRICTS

Division A: Planned District Regulations

Section 4-100

Planned Development-Housing.

- 4-101 Purpose.** The Planned Development-Housing (PD-H) district is established to provide for a variety of single and multifamily housing types in neighborhood settings plus supporting non-residential uses in a planned environment fostering a strong sense of community.
- 4-102 Size and Location.** A PD-H district, when mapped, shall be no less than fifty (50) acres in size for a PD-H3, no less than twenty five (25) in size for a PD-H 4, and a PD-H 6 district. Smaller parcels that are adjacent to and a logical extension of an approved PD-H district may be approved pursuant to 6-1500. Land may be rezoned to the PD-H district where consistent with the provisions of the residential elements of the Comprehensive Plan.
- 4-103 Timing of Development.** It is the intent of these regulations that due consideration be given to the relationship of a PD-H proposal to:
- (A) The general housing demand in the County.
 - (B) The existing and potential housing supply under development plans approved by the County.
 - (C) The general pattern and organization of residential communities in the County, and
 - (D) The relationship to existing and planned employment opportunities and supporting business and other services.
- 4-104 Zoning Regulations Generally.** It is the intent of these regulations that there be three (3) PD-H district options PD-H3, PD-H4, and PD-H6 to be distinguished on the basis of the maximum net residential density of the proposed district. PD-H districts shall be developed according to the regulations of the Urban Residential Districts, in Article III of this Ordinance, identified for individual land bays within the development at the time of preliminary subdivision official acceptance with the following:

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- (A) **Maximum Net Residential Density.** The maximum net residential density approved for a PD-H district shall be consistent with the Comprehensive Plan and the design criteria defined therein for various types of communities and as follows:

	PD-H3	PD-H4	PD-H6
Net Residential Density	3	4	6

Increases in density above the maximums noted above may be granted pursuant to Article VII of this Ordinance. In such cases, Comprehensive Plan design criteria and requirements for additional open space shall not apply.

- (B) **Uses.** Single family detached, single family attached, duplex, townhouse, two family and multi-family uses are allowed in each of the PD-H zoning districts. The permitted and special exception uses of the PD-H district shall be those of the R district identified on the concept development plan for the development, [except that the following uses shall be permitted by-right provided that the number, size and locations of these uses are identified on the concept development plan: Church, synagogue, temple; Public schools; Neighborhood or community parks (not public); Libraries; Community Centers; Fire, police and rescue stations; Child care facilities; and Non-commercial recreation facilities]. Retail and service uses, offices and industrial parks may be permitted, subject to Sections 4-105 through 4-108 below. In all cases, the regulations for PD-H developments in this Section and Section 6-1500 of this Ordinance shall apply.

- (C) **[Development Requirements (including lot, building, utility, open space buffer, setback and access requirements)].**

- (1) The approved Concept Development Plan for a PD-H district shall designate which individual land bays of the proposed district shall be developed for residential uses pursuant to Low Density (R-1, R-2, and R-3), Medium Density (R-4 and R-8), or High Density (R-16 and R-24) district regulations, the maximum size of the land bay and number of units per land bay to be developed. Residential uses in the PD-H districts shall follow those requirements set forth in the R-1, R-2, R-3, R-4, R-8, R-16, or R-24 zoning districts respectively as designated on the preliminary subdivision plan.

- (2) The approved Concept Development Plan for a PD-H district shall designate which individual land bays of the proposed district shall be developed for office, commercial and industrial uses, the maximum size of the land bay and floor area per land bay, to be developed. Office, commercial and industrial uses shall follow those requirements set forth in the PD-CC, PD-OP, or PD-IP zoning districts respectively as designated on the preliminary subdivision plan.
- (3) Requirements of these districts may be modified in connection with a PD-H rezoning, or as a separate application thereafter, provided that the proposal meets the criteria of Section 6-1504.

(D) **Building Requirements.**

- (1) **Impervious Surface.** In no case shall the impervious surface ratio of any single lot or parcel developed under Sections 4-105, 4-106, 4-107, or 4-108 exceed seventy (70%) percent.
- (2) **Floor Area Ratio.** Not applicable to residential uses; maximum .40 FAR for any retail or service use, offices or industrial parks.

- (E) **Planning and Design Guidelines.** The Board, by resolution after a public hearing on such guidelines, may adopt and utilize separate planning and design guidelines to supplement the Zoning Ordinance in the review of applicant proposals for PD-H districts.

4-105 Retail and Service Uses. These uses are intended to serve primarily the convenience needs of the PD-H District. Total land area devoted to such uses, including uses allowed under Sections 4-106 and 4-107, shall not exceed three (3%) percent of the total land area of the planned development district.

4-106 Planned Shopping Centers. These uses are permissible as provided in Section 4-200(A)&(B) (neighborhood and community centers only), subject to the following additional restrictions and requirements, and provided that dwelling units may be permitted on levels above street level at densities not to exceed one (1) dwelling unit per 2,000 square feet of gross floor area devoted to commercial purposes.

- (A) All requirements shall be as for PD-CC (neighborhood or community centers only) as outlined herein, provided however that first floor location

uses shall be restricted to commercial, personal service, and finance establishments.

- (B) The location of the shopping center shall provide convenient access to major or minor collector streets without creating through traffic in residential neighborhoods, causing traffic hazards or congestion, or impeding free traffic flow.
- (C) Layout of building, parking and service areas, access, berms and landscaping, yards, courts, walls, signs and lighting, and control of noise shall protect the residential character of the PD-H district and any other residential districts in the vicinity.
- (D) Lot coverage by all buildings shall not exceed twenty (20%) percent of the net area of the site, exclusive of adjoining streets.
- (E) The maximum Floor Area Ratio for such uses shall not exceed .40.
- (F) Non-vehicular open space in an amount equal to at least thirty (30%) of the net area of the site exclusive of adjoining streets shall be provided. Such space shall be landscaped and located to provide buffering and convenient pedestrian circulation.
- (G) Where appropriate accessways may be so located as to serve other uses in the district subject to the limitations of Section 4-106(B).
- (H) No individual lot created after the adoption of this Ordinance, shall have direct access to arterial or major collector roads.

4-107

Convenience Establishments.

- (A) **Uses permitted.** For purposes of these regulations, convenience establishments are defined as small establishments designed and intended to serve the daily or frequent trade or service needs of the immediately surrounding population. Such establishments, as permitted in PD-H districts, include groceries, variety stores, drug stores, coin-operated laundry and dry cleaning agencies, tailoring and dressmaking shops, beauty shops, barber shops, professional offices, carry-out restaurants and similar small scale uses. Specifically excluded are automobile service stations, repair garages, drive-in eating and drinking establishments.
- (B) **Location grouping.** Convenience establishments shall be located only in portions of PD-H districts: (a) not served by similar facilities within walking distance; and (b) near dwelling unit densities of at least six (6) units per acre, as to provide substantial walk-in trade. Where more than one convenience establishment of this nature is proposed, they shall be

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grouped, arranged and designed for maximum pedestrian convenience. Vehicular access and parking areas shall be combined where such combination will result in improvement in public convenience and vehicular circulation.

- (C) **Control of potential adverse effects.** Convenience establishments shall not have substantial adverse effects on residential uses within the district or adjoining residential districts by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking or access arrangements. Landscaped open space shall be utilized to protect the residential character of the PD-H and surrounding districts.
- (D) **Maximum size of establishments.** No individual convenience establishment established under the provisions of this Section shall have a gross floor area in excess of 5,000 square feet, and no combination of such establishments in any one location shall have a total gross floor area of more than 10,000 square feet.
- (E) **Lot Area, Width and Coverage.** No minimum lot area or width requirements are set for convenience establishments, but lot coverage by all buildings shall not exceed thirty percent (30%) of the net area of the lot or building site.
- (F) **Yards: Building Spacing.** Yards shall have the same or greater depth as required for adjoining uses. Where space is left between buildings on the lot or building site, it shall be at least twenty five (25) feet in width.
- (G) **Open Space.** Non-vehicular open space in an amount equal to at least fifteen percent (15%) of the net area of the site, exclusive of adjoining streets, shall be provided. Such space shall be landscaped or otherwise appropriately improved for general amenity to provide convenient pedestrian circulation, play areas for children, passive recreation areas and the like.
- (H) **Off-street parking and multiple use of access.** Off-street parking spaces shall be two-thirds of that required for the PD-CC neighborhood center. Where appropriate to the general design of the district and timing of operations of the uses involved, accessways may be so located as to serve other uses in the district if such multiple use will not lead to congestion or hazards to pedestrian or vehicular traffic.

- (I) **Access.** No individual lot shall have direct access to arterial or major collector roads.
- (J) **Signs.** Sign limitations shall be as provided in Section 5-1200 of this ordinance, with business signs limited as provided in Section 5-1203(R).

4-108

PD-OP and PD-IP Uses. Location of these uses within a PD-H district shall be consistent with the Comprehensive Plan. These uses shall comply with the following additional regulations and requirements:

- (A) Total land area devoted to such uses shall not exceed fifteen (15%) percent of the total land area of the planned development, and no single area devoted to such uses shall have less than ten (10) acres. Modification of this section may be permitted pursuant to Section 6-1504.
- (B) Total office floor space shall not exceed (200) square feet per allowed dwelling unit. Total industrial floor space shall not exceed 200 square feet per allowed dwelling unit. Modification of this section may be permitted pursuant to Section 6-1504.
- (C) Accessory retail and service uses may be provided within office and industrial buildings in an amount not to exceed five percent (5%) of total office or industrial floor space.
- (D) Permitted and special exception uses, minimum area requirements for individual lots, minimum landscaped open space, and minimum yard requirements shall all be governed by the provisions of Sections 4-300 (PD-OP) and 4-500 (PD-IP) which provisions shall act as regulations for the development of such sites.

4-109

Site Planning - External Relationships. Site planning within the PD-H district shall provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development shall demonstrate the following features:

- (A) Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic.

- (B) **Protection of visibility - pedestrian/cyclist.** Where there is pedestrian or bicycle access to a street, no impediment to visibility more than 2-1/2 feet above the level of the center of the street shall be allowed within the visibility triangle required in Section 5-300(B) or VDOT standard, whichever is greater.
- (C) **Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses.** Where residential uses in a PD-H district adjoin a single-family residential, agricultural, or residential district or land bay allowing residential uses, [or a commercially zoned development approved subject to proffers prior to adoption of this ordinance], the development shall provide for either:
- (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter; or,
 - (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.
- (D) Planned shopping centers and convenience establishments adjacent to single family or agricultural residential districts or land bays allowing residential uses shall provide a permanent open space buffer at least (75) feet in width with a Type 3 Buffer Yard. Other nonresidential uses in such perimeter areas shall provide the yards required by Section 4-305(B)(2) or Section 4-505(B)(2), as applicable and at least fifty (50) feet of the required yards shall be devoted to a permanent open space buffer with a Type 3 Buffer Yard.
- (E) **Height limitations at edges of PD-H districts.** Except along boundaries where adjoining districts permit greater heights within similar areas, height limitations shall be limited to an imaginary plane leaning inward from district boundaries at an angle representing an increase in height of one (1) foot for every two (2) feet of horizontal distance perpendicular to the district boundary. No portion of any building in such district shall project through said imaginary plane.

Site Planning - Internal Relationships. The PD-H district shall provide the following:

- (A) **Maximum Height Restrictions.** Dwellings and other uses allowed in residential zoning districts: as provided in the applicable R District. Commercial, industrial and office buildings: as provided in the applicable PD-CC, PD-OP, and PD-IP Districts, per Section 4-200, 4-300, and 4-500.
- (B) All arterial and collector streets serving a PD-H District, and all streets of any size serving residential (except townhouse and multifamily), commercial, office, institutional and industrial uses within a PD-H district, shall be designed and constructed to VDOT standards for inclusion in the state highway system. Roads serving townhouse and multifamily uses only may be designed and constructed to private streets standards set forth in the Facilities Standards Manual, provided the following conditions are met:
 - (1) All residences served by a private road shall be subject to a recorded covenant expressly requiring private maintenance of such road in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such road.
 - (2) The record plat and protective covenants for such development shall expressly state that the County and VDOT have no, and will have no, responsibility for the maintenance, repair, or replacement of private roads.
 - (3) Sales brochures or other literature and documents provided by the seller of lots served by such private roads shall include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such lots including a statement that the County has no, and will have no, responsibility for the maintenance, repair, or replacement of private roads.
- (C) Streets, drives, parking and service areas shall provide immediate, safe and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal. Streets shall not be laid out so as to encourage outside or through traffic to traverse the development on minor streets.

- (D) Vehicular access to public streets, from off-street parking and service areas serving less than eighty (80) dwelling units, may be directly to the street via a single point of access. Vehicular access, from off street parking and service areas serving eighty (80) or more units, shall require two (2) or more points of access. Determination of number of the actual dwelling units served shall be based on normal routing of traffic anticipated in the development.
- (E) Vehicular access from off-street parking and service areas shall be designed to minimize the number of curb cuts and to promote safe traffic flow.
- (F) **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways shall be provided to all dwelling units, project facilities and principal off-site destinations. Accessways to be used by children as routes to school or other destinations shall be so located and safeguarded as to minimize contacts with automotive traffic. Street crossings shall be held to a minimum on such walkways. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.
- (G) **Protection of visibility - cyclists and pedestrians.** Visibility clearance at intersections shall be as provided in Section 5-300.
- (H) Recycling collection centers shall be designed and located in accordance with the provisions of Section 5-607 of this Ordinance and the requirements of the Facilities Standards Manual.
- (I) **Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses.** Where residential uses in a PD-H district adjoin a single-family residential, agricultural, residential district or land bay allowing residential uses, the development shall provide for either:
 - (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter, or;
 - (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.
- (J) Planned shopping centers and convenience establishments adjacent to single-family residential, agricultural-residential districts shall provide a permanent open space buffer at least seventy-five (75) feet in width with

a Type 3 Buffer Yard. Other nonresidential uses in such perimeter areas shall provide the yards required by Section 4-305(B)(2) or Section 4-505(B)(2), as applicable and at least fifty (50) feet of the required yards shall be devoted to a permanent open space buffer with a Type 3 Buffer Yard.

4-111

(A) **Open Space.** A minimum of thirty percent (30%) of the land within the district, excluding the land designated for [road rights-of-way,] commercial and industrial uses, shall be devoted to open space. Active recreation space required under the Urban Residential Districts, in Article III, shall be counted toward the open space requirements and all, or a portion of, which may be located outside of the individual R-district land bay to create more functional recreation areas. Land comprising major floodplain, steep slopes, active recreation open space, common open space and dedicated open space shall all be counted toward satisfying this minimum open space requirement. The general location and character of the required open space shall be depicted on the Concept Development Plan.

(B) **Ownership, Operation and Management of Common Open Space and Common Facilities.**

(1) All common open space shall be preserved for its intended purpose as expressed in the Concept Development Plan. The developer shall choose prior to approval of the first record plat or final site plan, one (1) or a combination of the following methods of administering common open space:

(a) Public dedication to the County of the common open space, subject to acceptance by the Board of Supervisors.

(b) Establishment of a non-profit association, corporation, trust, or foundation of all owners of residential property within the planned development. Such organization shall conform to the following requirements:

(i) The organization must be established prior to approval of the first record plat or final site plan in the proposed development. The documents establishing such organization shall be reviewed and approved by the County.

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- (ii) Membership in the organization shall be mandatory for all residential property owners, present or future, within the planned community and said organization shall not discriminate in its members or shareholders.
 - (iii) The organization shall manage, maintain, administer and operate all open space and improvements and other land not publicly or privately owned, and shall secure adequate liability insurance on the land and such improvements.
 - (iv) Sales brochures or other literature and documents provided by the seller of all lots within a PD-H district shall include information regarding membership requirements and responsibilities of such organizations.
 - (c) Retention of ownership, control, and maintenance of common open space and improvements by the developer.
- (2) All common open space not dedicated to the County shall be subject to restrictive covenants running with the land restricting its use to that specified in the approved Development Plan. Such restrictions shall be for the benefit of, and enforceable by, all present or future residential property owners and the Board of Supervisors of Loudoun County.
 - (3) All common open space, as well as public recreational facilities, shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.

Section 4-200

PD-CC Planned Development - Commercial Center.

4-201

Purpose. These districts are created to permit the development of neighborhood, community, and regional shopping centers in scale with surrounding market areas, at locations recommended in the Loudoun County Comprehensive Plan. These shopping centers shall serve areas not already conveniently and adequately provided with commercial and service facilities of the kind proposed. It is intended to permit the establishment of such districts with carefully organized buildings, service areas, parking areas and landscaped open space; with design features which reduce traffic; and with design, landscaping and buffers which protect property values in surrounding neighborhoods. Planned Development-Commercial Centers shall provide a broad range of facilities and services appropriate to the general need of the area served. Within the broad classification of Planned Development- Commercial Center, several separate types of shopping centers are identified. The type of center appropriate to any specific location shall be determined by the market served; the proximity and access provided to residential districts; and consistency with the Comprehensive Plan.

4-202

Purpose, Size and Location of Individual Districts.

- (A) **Neighborhood Center (NC).** This district is established to permit the development of small scale commercial centers which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the center. Neighborhood centers shall be located on local access or two lane minor collector roads, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped, each district shall be a minimum of 1.5 acres and a maximum of six (6) acres in area.
- (B) **Community Center (CC).** This district is established to permit the development of commercial centers which serve the retail shopping needs of the surrounding community. Community centers are centrally located on collector roads within a ten (10) minute drive to the community it is intended to serve. Such centers shall be sited so as to complement the character of the surrounding community, to include appropriate pedestrian linkages with adjacent land uses, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped such district shall be a minimum of six (6) acres and a maximum of twenty (20) acres in area.
- (C) **Small Regional Center (SC).** This district is established to permit the development of [small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to

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a market area beyond the local community.] Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of twenty (20) acres and a maximum of sixty (60) acres.

- (D) **Regional Center (RC).** This district is established to permit the development of large scale commercial centers which provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design shall be carefully planned so as to insure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area. This district may be mapped in specific locations provided in the Comprehensive Plan. When mapped, this district shall be located with controlled access to arterial roads, and shall be a minimum of sixty (60) acres.

4-203

Permitted Uses. The following uses shall be permitted in each type of shopping center subject to the requirements and limitations of these regulations.

(A) **Neighborhood Center.**

- (1) Adult day care center.
- (2) Bank or financial institution, excluding drive-through facilities.
- (3) Child care center, pursuant to Section 5-609.
- (4) Convenience food store without gas pumps, pursuant to Section 5-617.
- (5) Office, medical and dental.
- (6) Personal service establishment.
- (7) Pharmacy.
- (8) Recycling drop-off collection center, small, pursuant to 5-607 (A).
- (9) Restaurant.

- (10) Community center.
- (11) Office, administrative, business, and professional.
- (12) Agriculture, horticulture, forestry, and fishery.
- (13) Art gallery.
- (14) Business service establishment.
- (15) Commuter parking lot.
- (16) Facility for lessons in dance, gymnastics, judo, and sports training.
- (17) Food store.
- (18) Health and fitness center.
- (19) Home service establishment.
- (20) Medical care facility, outpatient only.
- (21) Park.
- (22) Post office, drop off and pick up.
- (23) Restaurant, carry-out only.
- (24) Retail sales establishment.
- (25) Studio space - artist, crafts person, writer, etc.
- (26) Utility substation, dedicated.
- (27) Water pumping station.
- (28) Printing service.
- (29) Sewage pumping station.
- [(30) Construction retail establishment.]
- (31) [Telecommunications antenna, pursuant to Section 5-618(A).]

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(B) **Community Center.**

- (1) All uses permitted in a Neighborhood Center, [excluding: the following:
 - (a) Construction retail establishment.]
- (2) Theater, indoor.
- (3) Bowling alley.
- (4) Library.
- (5) Recreation establishment, indoor.
- (6) Restaurant, dinner theatre.
- (7) Private club or lodge.
- (8) Public utility service center, without outdoor storage.
- (9) Radio and television recording studio.

(C) **[Small Regional Center.]**

- (1) All uses permitted in a Neighborhood or Community Center, [including a Construction retail establishment.]
- (2) Motor vehicle sales and accessory service.
- (3) Car Wash.
- (4) Motor vehicle service and repair, light.
- (5) Restaurant, with drive-through facility.
- (6) Restaurant, carry-out only.

(D) **Regional Center.**

- (1) Office, administrative, business and professional, medical and dental, but not to exceed twenty percent (20%) of the total floor space of the regional center.

- (2) All uses permitted in a Neighborhood or Community Center, [including a Construction retail establishment, but] excluding the following:
 - (a) Home service establishment.
- (3) Motor vehicle service and repair, light.
- (4) Car wash.
- (5) Restaurant, with drive-through facility.
- (6) Restaurant, carry-out only.

4-204

Special Exception Uses. The following uses may be permitted by the Board of Supervisors, and if approved, may be subject to certain conditions, pursuant to Section 6-1300.

(A) Neighborhood Center.

- (1) Any one permitted use in excess of (20,000) sq.ft. in gross floor area.
- (2) Any one permitted use which exceeds fifty percent (50%) of the gross floor area of the neighborhood center in which it is located.
- (3) Any compatible use which serves the immediate neighborhood [and is not a use already listed for any district in the Zoning Ordinance].
- (4) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- (5) Automotive service station.
- (6) Outdoor sales area, accessory.
- (7) Recreation establishment, indoor.
- (8) Bank or financial institution, including drive through facility.
- (9) [Fire and/or rescue station.]
- (10) Mass transit facilities and stations.

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- (11) Public utility service center, without outdoor storage.
- (12) Veterinary service.
- (13) Animal hospital.
- (14) Water storage tank.
- (15) Water treatment plant.
- (16) Sewage treatment plant.
- (17) Crematorium.
- [(18) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]
- [(19) Police station.]

(B) Community Center.

- (1) Any compatible use which serves the surrounding community [and is not a use already listed for any district in the Zoning Ordinance].
- (2) Automobile service station.
- (3) Office, administrative, business, professional, medical and dental, but not to exceed ten percent (10%) of the total floor space of the community center.
- (4) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- (5) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (6) Bank or financial institution, including drive-through facilities.
- (7) Outdoor sales area, accessory.
- (8) [Fire and/or rescue station.]
- (9) Mass transit facilities and stations.

- (10) Restaurant, with drive-through facilities.
- (11) Veterinary service.
- (12) Animal hospital.
- (13) Sewage treatment plant.
- (14) Water treatment plant.
- (15) Water storage tank.
- (16) Crematorium.
- [(17) Construction retail establishment.]
- [(18) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(19) Police station.]

(C) **[Small Regional Center.]**

- (1) Same as Community Center, [excluding the following:
 - (a) Construction retail establishment.]
- (2) Motel.
- (3) Hotel, pursuant to Section 5-611.
- (4) Motor vehicle rental, with outdoor storage only.

(D) **Regional Center.**

- (1) Same as [Small Regional Center].
- [(2) Kennel, Indoor, pursuant to Section 5-606.]

4-205 Lot Requirements.

- (A) **Size.** No minimum.
- (B) **Width.** No minimum.

(C) **Yards.** The following perimeter yard minimums shall be provided for each type of commercial center:

(1) **Adjacent to Roads.**

- (a) **Neighborhood Center (NC).** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (25) feet to any road right-of-way, however if a structure's front entrance faces the street without an intervening parking area, the depth of such yard may be reduced to thirteen (13) feet except as provided in Section 4-206(E).
- (b) **Community Center (CC).** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (35) feet to any road right-of-way, except as provided in Section 4-206(E). [No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.]
- (c) **[Small Regional Center (SC).]** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (35) feet to any road right-of-way, except as provided in Section 4-206(E). [No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.]
- (d) **Regional Center (RC).** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (50) feet to any road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.

(2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** (All Centers) No building, parking, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than (100) feet to any

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agriculture districts, any existing or planned residential district, or land bays allowing residential uses. No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas.

- (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.

4-206

Building Requirements.

- (A) **Lot Coverage.** No maximum.
- (B) **Floor Area Ratio.** .40 maximum with surface parking lots; .60 maximum if parking structures are provided [; 2.0 maximum on individual lots within a commercial center, provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than .40 FAR].
- (C) **Building Height.** No building in any commercial center shall exceed 35 feet; except that in [small regional] and regional centers a building may be erected to a maximum of (50 feet in a [Small Regional Center] and (100) feet in a Regional Center district if it is set back from public streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the thirty five (35) foot limit.
- (D) **Vehicular Access.** Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Each commercial center shall provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cartways, and provides other on and off-site improvements to enhance pedestrian and vehicular circulation. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic. In addition, each commercial center shall provide convenient and coordinated vehicular access to public roadways only as follows:

- (1) **Neighborhood Centers.** Local access roads.
 - (2) **Community Centers.** Collector roads.
 - (3) **[Small Regional Centers.]** Major collector roads.
 - (4) **Regional Centers.** Controlled access onto arterial roads.
- (E) **Development Setback and Access from Major Roads.** In designing a planned shopping center development, the following requirements shall be observed:
- (1) **Setback.** No building shall be located any closer than 100 feet from the right-of-way of any arterial road and 75 feet from the right-of-way of a major collector.
 - (2) **Access.** No individual lot or use created after adoption of this Ordinance shall have direct access to an arterial or major collector road.
- (F) **Pedestrian Access.**
- (1) **Pedestrian Circulation Plan.** Each commercial center shall provide a pedestrian circulation plan identifying improvements that accomplish the following:
 - (a) Minimizes conflict between pedestrians and moving motor vehicles.
 - (b) Channelizes pedestrian flows to crossing areas and delineates paths across major cartways, such as striping and signage; and
 - (c) Connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways.
 - (2) In addition, each type of commercial center should be established with the following pedestrian facilities:
 - (a) **Neighborhood Center.** Walkways shall provide a convenient and safe access to surrounding residential neighborhoods, stores and shops.
 - (b) **Community Center.** Walkways shall provide convenient and safe access from adjacent residential or commercial areas to the center.

- (c) **[Small Regional] and Regional Center.** Each center shall provide a pedestrian circulation plan that includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.

4-207

Use Limitations.

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuters shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) **Landscaped Open Space.** Minimum landscaped open space shall not be less than .20 times the buildable area of the commercial center.
- (C) **Site Planning - External Relationships.** Commercial and service uses and structures and their parking areas shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
 - (1) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.
 - (2) At principal vehicular access points, service drives, and turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
 - [(3) For individual lots subdivided within a commercial center that is developed in accordance with a proffered concept development plan, the buffer and screening requirements of Section 5-1400

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shall apply only to the perimeter area of the center and shall not be applicable internally between uses on adjacent lots developed within the center.]

- (D) **Site Planning - Internal Relationships.** Commercial buildings shall be so grouped in relation to parking areas that after customers arriving by automobile enter the center, establishments can be visited with a minimum of internal automotive movement. Facilities and access routes for shopping center deliveries, servicing and maintenance shall, so far as reasonably practicable, be separated from customer access routes and parking areas. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles, shall be so located and arranged as to minimize interference with pedestrian traffic within the center.
- (1) All utility distribution lines located on PD-CC designated land shall be placed underground.
 - (2) Commercial and service uses and structures and their parking areas shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
 - (3) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
 - (4) At principal vehicular access points, service drives, turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
 - [(5) For individual lots subdivided within a commercial center that is developed in accordance with a proffered concept development plan, the buffer and screening requirements of Section 5-1400

shall apply only to the perimeter area of the center to buffer adjacent public roads and properties and shall not be applicable internally between uses on adjacent lots developed within the center.]

- [(E) **Outdoor Storage.** Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.]

Section 4-300

PD-OP Planned Development - Office Park.

- 4-301 Purpose.** A Planned Development - Office Park district is established primarily for administrative, business and professional offices and necessary supporting accessory uses and facilities, designed with a parklike atmosphere and environmentally sensitive design to accommodate and complement existing natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height, and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas and the like.
- 4-302 Size and Location.** When mapped, the district shall be no less than five (5) acres and shall be located:
- (A) On primary state highways, however, direct access onto arterial roads shall be limited to those consistent with adopted Corridor Plans.
 - (B) In areas served by public water and sewer facilities.
 - (C) In areas compatible with other commercial development.
 - (D) As envisioned in the Comprehensive Plan.
- Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-OP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-303 Permitted Uses.** The following uses shall be permitted in any PD-OP district, subject to the requirements and limitations of these regulations:
- (A) Office, administrative, business and professional.
 - (B) Bank or financial institution, excluding drive-through facilities.
 - (C) Commuter parking lot.
 - (D) Health and fitness center.
 - (E) Office, medical and dental.
 - (F) The following accessory uses shall be permitted provided they are located in the same building as the permitted principal uses primarily served, and provided they occupy in the aggregate not more than twenty percent (20%) of the floor area of such building:
 - (1) Central reproduction and mailing services, and the like.

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- (2) Quick print shop.
- (3) Restaurant, including carry-out, but excluding drive-through.
- (4) Establishments for sale of office supplies and service of office equipment.
- (5) News stand.
- (6) Pharmacies, laboratories, testing, engineering, and research, and establishments for the production, fitting or sale of optical or prosthetic appliances shall be permitted in buildings containing optical establishments or clinics.
- (7) Personal service establishment.
- (G) Post office.
- (H) Adult day care center.
- (I) Educational institution.
- (J) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (K) Printing service.
- (L) Agriculture, horticulture, forestry, and fishery.
- (M) Business service establishment.
- (N) Conference or training center.
- (O) Library.
- (P) Park.
- (Q) Public utility service center, without outdoor storage.
- (R) Radio and television recording studio.
- (S) Research, experimental, testing or development activities.
- (T) Utility substation, dedicated.

- (U) Water pumping station.
- (V) Sewer pumping station.
- (W) Utility substation, distribution, pursuant to Section 5-616.
- (X) Church, synagogue and temple.
- (Y) Child care center, pursuant to Section 5-609.
- (Z) [Telecommunications antenna, pursuant to Section 5-618(A).]
- [(AA) Telecommunications monopole, pursuant to Section 5-618(B)(1).]

4-304

Special Exception Uses. The following uses may be approved by the Board of Supervisors and, if approved, may be subject to conditions pursuant to the provisions of Section 6-1300.

- (A) Heliport, helistop.
- (B) Hospital, pursuant to Section 5-610.
- (C) Hotel, pursuant to Section 5-611.
- (D) [Radio, radar and/or television tower.]
- (E) Medical care facility, outpatient only
- (F) Uses auxiliary to permitted principal uses on a stand-alone basis such as, but not limited to, restaurants including carry-out, and drive-through facilities, personal service establishments, banks and financial institutions, and automobile service stations.
- (G) Utility substation, transmission, pursuant to Section 5-616.
- (H) Utility transmission lines, overhead.
- (I) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (J) [Fire and/or rescue station.]
- (K) Golf course.
- (L) Mass transit facilities and stations.
- (M) Motel.

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- (N) Personal service establishment.
- (O) Restaurant.
- (P) Sewage treatment plant.
- (Q) Water treatment plant.
- (R) Water storage tank.
- (S) Facility for lessons in dance, gymnastics, judo, and sports training.
- (T) Bank or financial institution, including drive through facility.
- [(U) School, private, accessory to a church.]
- [(V) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- [(W) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(X) Police station.]

4-305

Lot Requirements.

- (A) **Size.** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than [one hundred (100) feet to the right-of-way of any arterial road, seventy-five (75) feet to any major collector road, and] (35) feet to the right-of-way from any [other] road. [Parking setback requirement removed pursuant to ZOAM 1993-0002.] No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (100) feet to any agricultural district, any existing or [zoned] residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such area. No parking, outdoor storage, areas for collection of

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refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from said agricultural and residential areas. [When a PD-OP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-OP, the setback required in (B)(3) below shall apply.]

- (3) **Adjacent to Other Nonresidential Districts.** [Fifteen (15)] feet for buildings, parking, outdoor storage, and loading areas except where a greater area is required by Section 5-1400. [In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.]

- (4) **Yards Between Buildings.**

- (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be [thirty (30)] feet, [unless a greater yard is required by Section 5-1414(A), Buffer Yard and Screening Matrix]. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
- (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least (25) feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

Building Requirements.

- (A) **Lot Coverage.** .40 maximum for the district, unless modified in accordance with Section 4-306(C) below. As modified, lot coverage may not exceed .45 maximum.
- (B) **Building Height.** Thirty five (35) feet provided that a building may be erected to a maximum height of (100) feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the (35) foot limit.
- (C) **Floor Area Ratio.** Total floor area permissible on an individual lot shall not exceed .40 times the gross land area of the lot. However the Board of Supervisors may permit a total floor area on an individual lot exceeding .40 times the gross land area of the lot as a part of approval of the Concept Development Plan, concurrent with the PD-OP amendment, or by amendment of an existing Concept Development Plan upon recommendation of the Planning Commission at any time after the original PD-OP amendment provided the following criteria are met.
 - (1) The overall Floor Area Ratio for the planned development district does not exceed .40.
 - (2) The applicant submits a plan with evidence of unified control and identifying proposed land uses, their location, and Floor Area Ratios requested for specific land bays and their land area acreages.
 - (3) The applicant, provides a traffic analysis that shows no deleterious effects to the local or regional road network as a result of the increased concentration of development, unless such deleterious effects are mitigated.
 - (4) For any lot with a Floor Area Ratio other than .40, the Floor Area Ratio shall be shown on the approved record plat and site plan for the lot.
 - (5) In the event the Concept Development Plan for the PD-OP development does not provide the information set forth in Section 6-1505, the applicant may limit the development on an individual lot to an FAR of less than .40. Such a limitation shall be placed on the approved record plat and site plan for the lot.

The Board shall consider this limitation for future transfer to another portion of the PD-OP development as part of a Concept Development Plan amendment.

- (6) A revised Concept Development Plan shall be submitted with the preliminary site plan to illustrate the Floor Area Ratio for the entire district if individual lots are allowed to increase FAR following adoption of the rezoning.

4-307

Use Limitations.

- (A) **Accessory Uses.** Accessory uses exclusive of parking shall not occupy more than five percent (5%) of the land area of the individual lot.
- (B) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (C) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. Such open space shall be landscaped and maintained in accord with Section 5-1400.
- (D) **Utility Requirements.** All utility distribution lines located on PD-OP designated land shall be placed underground.
- (E) **Site Planning.** Within any PD-OP district, the site plan shall provide for efficient groupings of structures, uses and facilities, and for smooth and convenient traffic flow within the district and at points of entry and exit. To promote park-like character within such districts, particular care should be taken to organize the landscaping in such a way as to maximize the visual effects of green spaces as seen from public ways. Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.

(F) **Development Setback and Access from Major Roads.** In designing a planned office park development, the following requirements shall be observed:

[(1)] **Setback.** Removed pursuant to ZOAM 1993-0002.]

[(1)] **Access.** No individual lots created after adoption of this Ordinance shall have direct access to an arterial or major collector road.

[(2)] Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

Section 4-400

PD-RDP Planned Development - Research and Development Park.

4-401

Purpose and Intent. The Research and Development Park is a planned mixed employment park with a comprehensive development plan, which is designed to ensure compatibility between the land-use activities therein and the existing activities and character of the community in which the facility is located. The district objectives are to:

- (A) Provide an opportunity for mixed employment development character which allows the mixing of research and development firms, office complexes, certain types of manufacturing, and interrelated land uses.
- (B) Encourage linked industries to cluster in a section of the employment center.
- (C) Allow a Floor Area Ratio (FAR) of up to .60 for a district if specific guidelines contained herein are achieved to the satisfaction of the Board of Supervisors.
- (D) Allow an applicant/landowner to construct buildings in excess of the .60 FAR within the district; however, the overall district FAR approval cannot exceed .60.

4-402

Size and Location. The PD-RDP District shall be located only within a Primary Highway Transportation Improvement District, within a keynote employment area and in accordance with locational criteria designated in the County's Comprehensive Plan. Each PD-RDP District shall be served by public water and sewer. Each district shall be a minimum of twenty (20) acres, except that a two (2) acre minimum shall be permissible for incremental and contiguous additions to a previously mapped district. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

4-403

Permitted Uses. The following uses shall be permitted in any PD-RDP district, subject to the requirements and limitations of these regulations:

- (A) Office, administrative, business and professional.
- (B) Educational institution.
- (C) [Hotel/Motel], serving as an ancillary and interrelated component of the park.
- (D) Post office, drop off and pick up.

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- (E) Park or plaza.
- (F) Research, experimental, testing, and/or development activities where manufacturing, fabrication, production, testing, repair, storage, sale, or resale of materials, goods, and products [which are purchased and reassembled] are incidental to the principal use.
- (G) Uses [supportive and complementary to a specific] research and development park and intended primarily to serve businesses and employees therein, but not to exceed five percent (5%) of the total acres, excluding street rights-of-way, or five percent (5%) of the total floor space of the [research and development park]; including business service establishments, personal service establishments, banks and financial institutions, outpatient medical care facilities, health and fitness centers, child care centers, adult day care centers and restaurants, but excluding drive-through facilities; and provided such uses are not in free standing buildings.
- (H) Conference or training center.
- (I) Museum, cultural center, arboretum.
- (J) Commuter parking lot.
- (K) Adult day care center.
- (L) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (M) Restaurant, dinner theatre.
- (N) Printing service.
- (O) Agriculture, horticulture, forestry, or fishery.
- (P) Art gallery.
- (Q) Bank or financial institution, excluding drive-through facilities.
- (R) Business service establishment.
- (S) College or university or other educational institution over (50,000) sq. ft. in floor area.
- (T) Health and fitness center.

- (U) Library.
- (V) Office, medical and dental.
- (W) Performance arts center.
- (X) Public utility service center, without outdoor storage.
- (Y) Radio and television recording studio.
- (Z) Restaurant, carry-out only.
- (AA) Utility substation, dedicated.
- (BB) Water pumping station.
- (CC) Sewer pumping station.
- (DD) Utility substation, distribution, pursuant to Section 5-616.
- (EE) Church, synagogue and temple.
- (FF) Child care center, pursuant to Section 5-609.
- (GG) [Telecommunications antenna, pursuant to Section 5-618(A).]

4-404

Special Exception Uses. The following uses, and increases in limits, may be approved by the Board of Supervisors, and if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) An increase in the maximum building height pursuant to 4-406(B).
- (B) An increase in the maximum floor area ratio pursuant to 4-406(C).
- (C) Heliport, helistop.
- (D) Hospital, pursuant to Section 5-610.
- (E) [Radio, radar and/or television tower.]
- (F) Utility transmission lines, overhead.
- (G) Uses of the type described in Section 4-403(G), but either exceeding the size or freestanding building limitation thereof.

- (H) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (I) Utility substation, transmission, pursuant to Section 5-616.
- (J) [Fire and/or rescue station.]
- (K) Golf course.
- (L) Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchases glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery.
- (M) Mass transit facilities and stations.
- (N) Medical care facility, outpatient only.
- (O) Motel.
- (P) Personal service establishment.
- (Q) Restaurant.
- (R) Sewage treatment plant.
- (S) Bank or financial institution, including drive-through facilities.
- (T) Water treatment plant.
- (U) Water storage tank.
- [(V) School, private, accessory to a church.]
- [(W) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]
- [(X) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(Y) Police station.]

Lot Requirements.

(A) **Size.** Two (2) acres minimum, exclusive of major floodplain.

(B) **Yards.**

- (1) **Adjacent to roads.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial road, seventy five (75) feet to any major collector road, and fifty (50) feet to any other roads. No parking shall be permitted closer than fifty (50) feet to any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
- (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district, any existing or [zoned] residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from the said agricultural and residential areas. [When a PD-RDP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-RDP, the setback required in (B)(3) below shall apply.]
- (3) **Adjacent to Other Nonresidential Districts.** [Fifteen (15)] feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. [In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.]

(4) **Yards Between Buildings.**

- (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be [thirty (30)] feet, [unless a greater yard is required by Section 5-1414(A), Buffer Yard and Screening Matrix]. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
- (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

4-406 Building Requirements.

- (A) **Lot Coverage.** .55 maximum.
- (B) **Building Height.** Thirty five (35) feet provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the 35 foot limit.
- (C) **Floor Area Ratio (FAR).**
 - (1) **Maximum FAR Permitted.** FAR shall not exceed .40 times the gross land area of the lot, unless allowed by the Board of Supervisors pursuant to paragraph (2) below.
 - (2) **FAR Increase.** Increases up to a maximum of .20 in the FAR may be approved by the Board of Supervisors, for a maximum district FAR of .60, concurrently with any PD-RDP amendment,

or by special exception at any time after such amendment, if the applicant complies with the following:

- (a) Provides public land dedication and/or improvements whose need is generated substantially by the project's increase in development intensity. Such improvements shall include, but not limited to, fire and rescue facilities and equipment, roads, sewer and water, and public open space.
- (b) Consideration for increases in FAR will also be given to public land dedications and off-site road improvements in excess of the established need generated by the proposed project, as well as financial contributions toward, or the actual acquisition and deeding of conservation easements to the County for important land resources outlined in the adopted Comprehensive Plan.
- (c) The maximum FAR on any individual lot or land bay within a district may be as much as 1.0, provided that the improvements on such lot or land bay are in conformance with all other regulations of this District. Increases of FAR above 1.0 on any individual lot may be permitted by special exception from the Board of Supervisors upon a finding that the intent of the PD-RDP District and the purpose of the district are furthered by such an increase.
- (d) For any application proposing an increase in Floor Area Ratio above .40, the applicant shall provide graphic, presentations and/or models at an appropriate scale showing the location and scale of structures, open space, parking areas and other features, and methods of mitigating any impacts of the increased density.
- (e) A revised Concept Development Plan shall be submitted with the preliminary site plan to illustrate Floor Area Ratio for the entire district if individual lots are allowed to increase FAR following adoption of the rezoning.

Use Limitations.

- (A) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.
- (B) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading area and parking from streets and agricultural and residential uses.
- (C) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (D) **Loading Areas.** No loading area shall be permitted within the required yard of any building. All loading shall be placed at the rear or side of the building. Loading areas shall be screened from view of adjoining land not in the PD-RDP district and from public streets.
- (E) **Minimum Floor Space Mix.** At build-out, a minimum of thirty (30%) percent (30%) of total floor space in the park shall be committed to research and development uses. For greater than .40 FAR, a minimum of fifty (50%) percent of the total floor space shall be committed to research and development uses, and a minimum of ten (10%) percent shall be committed to educational institutions of higher learning above the secondary level, both public and private. At no time during construction of the park shall the total floor space of other types of development exceed the total floor space of research and development uses plus educational uses.
- (F) **Utility Requirements.** All utility distribution lines located on PD-RDP designated land shall be placed underground.
- (G) **Access from Major Roads.** In designing a planned research and development park development, the following requirements shall be observed:

[(1) **Setback.** Removed pursuant to ZOAM 1993-0002.]

[(1)] **Access.** No individual lots created after adoption of this Ordinance shall have direct access to an arterial or major collector road.

[(2)] Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

[(H)] **Outdoor Storage.** Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.]

Section 4-500

PD-IP Planned Development - Industrial Park.

- 4-501 Purpose.** The district is established for light and medium industrial uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering.
- 4-502 Size and Location.** PD-IP districts shall be located in areas served by one or more major arterial or collector roads, by public water and sewer, and consistent with locations identified in the Comprehensive Plan for industrial use. When mapped, the district shall be no less than twenty (20) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-IP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-503 Permitted Uses.** The following uses shall be permitted in any PD-IP district, subject to the requirements and limitations of these regulations.
- (A) Adult day care center.
 - (B) Agriculture, horticulture, forestry, or fishery.
 - (C) Commuter parking lot.
 - (D) Distribution facility.
 - (E) Flex industrial use, pursuant to Section 5-608.
 - (F) Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchases glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery.
 - (G) Post office, drop off and pick up.
 - (H) Radio and television recording studio.

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[] Indicates Ordinance Amendment

- (I) Recycling drop off collection center, small, pursuant to Section 5-607.
- (J) Research, experimental testing, or development activities.
- (K) Wholesale trade establishment.
- (L) Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses [within a specific industrial park], such as, but not limited to restaurants excluding drive-throughs, business service establishments, personal service establishments, banks and financial institutions, health and fitness centers, and automobile service stations, not to exceed a total of five percent (5%) of the total [allowable] floor area of the [industrial] park [shown on a concept development plan].
- (M) Bakery, commercial.
- (N) Bank or financial institution, excluding drive-through facilities.
- (O) Dwelling, accessory to a permitted or special exception use.
- (P) Printing service.
- (Q) Warehousing facility.
- (R) Auction house.
- (S) Business service establishment.
- (T) Health and fitness center.
- (U) Park.
- (V) Postal service, including overnight courier collection and overnight mail distribution facility.
- (W) Restaurant, carry-out only.
- (X) Water pumping station.
- (Y) Utility substation, dedicated.
- (Z) Conference or training center.
- (AA) Sewer pumping station.

- (BB) Utility substation, distribution, pursuant to Section 5-616.
- (CC) Church, synagogue, and temple.
- (DD) Motor vehicle service and repair, light.
- [(EE) Removed pursuant to ZOAM 1995-0002.]
- (FF) [Telecommunications antenna, pursuant to Section 5-618(A).]
- [(GG) Telecommunications monopole, pursuant to Section 5-618(B)(1).]

4-504

Special Exception Uses. The following uses may be approved by the Board of Supervisors pursuant to the provisions of Section 6-1300.

- (A) Office, administrative, business and professional, provided:
 - (1) The specific site and size of each building or part thereof to be so used is identified as such on an approved development plan, and
 - (2) The plan for development demonstrates a coordinated relationship between planned industrial uses and the offices under consideration.
- (B) Civic, social, fraternal association meeting place.
- (C) Educational institution.
- (D) Facility for lessons in dance, gymnastics, judo and sports training.
- (E) Golf driving range.
- (F) Heliport, helistop.
- (G) Hospital, pursuant to Section 5-610.
- (H) Hotel, pursuant to Section 5-611.
- (I) Motel.
- (J) Public utility service center with or without storage yard.
- (K) Sewage treatment plant.

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[] Indicates Ordinance Amendment

- (L) Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses [within a specific industrial park], such as, but not limited to restaurants, excluding drive-throughs, business service establishments, personal service establishments, banks and financial institutions, health and fitness centers and automobile service stations; but not to include such uses [as car repair except] in conjunction with an automobile service station; in excess of five (5%) percent but not to exceed a total of 25% of the total [allowable] floor area of the [industrial] park [shown on a concept development plan].
- (M) Utility substation, transmission, pursuant to Section 5-616.
- (N) Utility transmission lines, overhead.
- (O) Water treatment plant.
- (P) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (Q) Bank or financial institution, including drive-through facilities.
- (R) Medical care facility, outpatient only.
- (S) Motor vehicle service and repair, heavy.
- (T) Printing service plant.
- (U) Child care center, pursuant to Section 5-609(B).
- (V) Contractor service establishment, excluding retail sales and outdoor storage.
- (W) [Fire and/or rescue station.]
- (X) Dry cleaning plant.
- (Y) Automotive service station.
- (Z) Car wash.
- (AA) Golf course.
- (BB) Motor vehicle rental, with outdoor vehicle storage only.
- (CC) Personal service establishment.

- (DD) Recreation establishment, [outdoor].
- (EE) Recycling drop-off collection center, large, pursuant to Section 5-607.
- (FF) Mass transit facilities and stations.
- (GG) Water storage tank.
- (HH) Firearm range, archery range, indoor.
- [(II) School, private, accessory to a church.]
- [(JJ) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- [(KK) Storage, outdoor accessory.]
- [(LL) Parking Lot/Valet Service, Long-Term.]
- [(MM) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]
- [(NN) School, private.]
- [(OO) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(PP) Police station.]

4-505 Lot Requirements.

- (A) **Size:** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than [one hundred (100) feet to the right-of-way of any arterial road, seventy-five (75) feet to the right-of-way of a major collector, and] thirty five (35) feet to the right-of-way from any [other] road, except as provided in Section 4-505(C). [Parking setback removed pursuant to ZOAM 1993-0002.] No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.

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- (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than seventy five (75) feet to any agricultural district, any existing or [zoned] residential district, or land bay allowing residential uses. No parking shall be permitted closer than sixty (60) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from the said agricultural and residential areas. [When a PD-IP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-IP, the setback required in (B)(3) below shall apply.]
- (3) **Adjacent to Other Nonresidential Districts.** [Fifteen (15)] for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. [In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.]
- (4) **Yards Between Buildings.**
- (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be [thirty (30)] feet, unless a greater is required by Section 5-1414(A), Buffer Yard and Screening Matrix. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
- (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in

such yards and may traverse such space.

4-506

Building Requirements.

- (A) **Lot Coverage.** .45 maximum.
- (B) **Building Height.** Thirty five (35) feet maximum provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the 35-foot limit.
- (C) **Floor Area Ratio.** .40 maximum.

4-507

Use Limitations.

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading area, and parking from streets and agricultural and residential uses.
- [(D) **Accessory Outdoor Storage.**
 - (1) No storage of any kind shall be permitted within any front yard, except for underground bulk storage of gasoline or petroleum products.

- (2) Underground bulk storage of gasoline or petroleum products shall not be permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or lease vehicles within enclosed areas defined in (3) below.
- (3) Outdoor storage of new and reusable materials, equipment, and vehicles shall be permitted within enclosed areas which are composed of mixed wood, masonry walls, plantings, or other suitable barriers approved by the Zoning Administrator. Such areas must be buffered and screened on the periphery of the storage area.
- (4) Waste materials must be stored in a closed container. The burning of waste materials is prohibited.]
- (E) **Vehicular Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through traffic.
- (F) **Development Setback and Access from Major Roads.** In designing an industrial park development, the following requirements shall be observed:
 - [(1) **Setback.** Removed pursuant to ZOAM 1993-0002.]
 - [(1)] **Access.** No individual lots or housing unit created after adoption of this Ordinance shall have direct access to an arterial or major collector road.
 - [(2)] Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
- (G) **Utility Requirements.** All utility distribution lines located on PD-IP designated land shall be placed underground.

Section 4-600

PD-GI Planned Development - General Industry.

- 4-601** **Purpose.** This district is established primarily for medium industrial uses with a public nuisance potential, and necessary accessory uses and facilities, built in a well coordinated and attractive manner to be compatible with surrounding land uses.
- 4-602** **Size and Location.** Such districts shall be located primarily in the vicinity of Route 606, Dulles International Airport, or in areas served or to be served by public sewer and water, or alternate sewage facility systems approved by the County Health Department. Additional PD-GI districts may be permitted where consistent with the General Plan. When mapped, this district shall be no less than five (5) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-GI zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-603** **Permitted Uses.** The following uses shall be permitted in any PD-GI district; subject to the requirements and limitations of these regulations:
- (A) Agriculture, horticulture, forestry or fishery.
 - (B) Bakery, commercial.
 - (C) Distribution facility.
 - (D) Dry cleaning plant.
 - (E) Heavy equipment and specialty vehicle sales, rental, repair and accessory service.
 - (F) Manufacture, processing, fabrication and/or assembly, distribution of products, such as, but not limited to: Scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners' goods, farm machinery, fruit and vegetable processing, canning, storage.

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- (G) Motor vehicle service and repair, light and heavy.
- (H) Post office, drop off and pick up.
- (I) Postal service, including overnight courier collection and overnight mail distribution facilities.
- (J) Printing service.
- (K) Park.
- (L) Public utility service center, with or without outdoor storage yard.
- (M) Radio and television broadcasting, relay station.
- (N) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (O) Research, experimental, testing, or development activities.
- (P) Warehousing facility.
- (Q) Wholesale trade establishment.
- (R) Water pumping station.
- (S) Commuter parking lot.
- (T) Restaurant, carry-out only.
- (U) Business service establishment, excluding retail sales and outdoor.
- (V) Contractor service establishment, excluding retail sales.
- (W) Flex industrial use, pursuant to Section 5-608.
- (X) Farm supplies.
- (Y) Auction house.
- (Z) Fruit processing, storage.
- (AA) Home service establishment.
- (BB) Sewer pumping station.

- (CC) Storage, building material or contractors equipment, coal, lumber.
- (DD) Utility substation, distribution, pursuant to Section 5-616.
- (EE) Storage, outdoor accessory.
- (FF) Utility substation, dedicated.
- [(GG) Moving and storage company.]
- (HH) [Telecommunications antenna, pursuant to Section 5-618(A).]
- [(II) Telecommunications monopole, pursuant to Section 5-618(B)(1).]
- [(JJ) Telecommunications tower, pursuant to Section 5-618(C)(1).]
- [(KK) Vehicle wholesale auction, pursuant to Section 5-624.]

4-604

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Asphalt mixing plant.
- (B) Auction facility, livestock.
- (C) Automobile graveyard, junk yard.
- (D) Borrow pit for road construction.
- (E) Storage, bulk gasoline, petroleum products, and natural gas.
- (F) Church, synagogue and temple.
- (G) Civic, social, fraternal association meeting place.
- (H) Concrete mixing plant.
- (I) Utility generating plant and transmission facility.
- (J) Storage, mini-warehouse.
- (K) Firearm range, indoor.
- (L) Sewage treatment plant.

- (M) Solid waste incinerator, landfill or transfer station.
- (N) Uses auxiliary to permitted principal uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total developed floor area of the zoning district.
- (O) Water treatment plant.
- (P) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (Q) Utility transmission lines, overhead.
- (R) Outdoor sales area, accessory.
- (S) Sawmill, wood processing facility.
- (T) Stump processing plant.
- (U) Veterinary service.
- (V) Animal hospital.
- (W) Utility substation, transmission, pursuant to Section 5-616.
- (X) Bus terminal.
- (Y) [Fire and/or rescue station.]
- (Z) Kennel.
- (AA) Material recovery facility, pursuant to 5-607 (C).
- (BB) Recycling drop off collection center, large, pursuant to Section 5-607.
- (CC) Personal service establishment.
- (DD) Motor vehicle rental, with outdoor vehicle storage only.
- (EE) Mass transit facilities and stations.
- (FF) Golf course.

- (GG) Automobile service station.
- (HH) Printing service plant.
- (II) Water storage tank.
- (JJ) Health and fitness center.
- (KK) Crematorium.
- [(LL) School, private, accessory to a church.]
- [(MM) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- [(NN) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]
- [(OO) Parking Lot/Valet Service, Long-Term.]
- [(PP) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(QQ) Police station.]
- [(RR) Storage, outdoor, of major recreational equipment.]

4-605

Lot Requirements.

- (A) **Size.** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than [one hundred (100) feet to the right-of-way of any arterial road, seventy-five (75) feet to the right-of-way of any major collector road, and] thirty five (35) feet to any [other] road. [Parking setback removed pursuant to ZOAM 1993-0002.] No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted

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closer than one hundred (100) feet to any agricultural district, any existing or [zoned] residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where vehicles in such uses are visible from the said agricultural and residential areas. [When a PD-GI lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-GI, the setback required in (B)(3) below shall apply.]

- (3) **Adjacent to Other Nonresidential Districts.** [Fifteen (15)] feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. [In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.]

(4) **Yards Between Buildings.**

- (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be [thirty (30)] feet, unless a greater yard is required by Section 5-1414(A), Buffer Yard and Screening Matrix.] Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
- (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

4-606**Building Requirements.**

- (A) **Lot Coverage.** .45 maximum.
- (B) **Building Height.** Thirty five (35) feet maximum, provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the 35-foot limit.
- (C) **Floor Area Ratio.** .40 maximum.

4-607**Use Limitations.**

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) **Landscaped Open Space.** Minimum landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. Such landscaped open space shall be used to enhance the appearance of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
- (D) **Outdoor Storage.**
 - (1) No storage of any kind shall be permitted within any front yard, [except for underground bulk storage of gasoline or petroleum products].
 - (2) Underground bulk storage of gasoline or petroleum products shall not be permitted, except for automobile service stations or as incidental to manufacturing and research and

development operations or the servicing of company owned or leased vehicles within enclosed areas defined in (3) below.

- (3) Outdoor storage of [waste] materials, equipment, [supplies] and vehicles shall be [buffered and screened on the periphery of the storage area].
- (4) Waste materials must be stored in a closed container. The burning of waste materials is prohibited.

(E) **Vehicular Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through traffic.

(F) **Development Setback and Access from Major Roads.** In designing a general industrial development, the following requirements shall be observed:

[(1)] **Setback.** Removed pursuant to ZOAM 1993-0002.]

[(1)] **Access.** No individual lots created after adoption of this Ordinance shall have direct access to an arterial or major collector road.

[(2)] Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

(G) **Utility Requirements.** All utility distribution lines located on PD-GI designated land shall be placed underground.

Section 4-700

PD-SA Planned Development - Special Activity.

- 4-701 Purpose.** The PD-SA District is established to accommodate those uses which by their nature require sizable land area, often operating and designed in a campus like atmosphere, and which may require functional separation from normal residential, commercial, or industrial development.
- 4-702 Size and Location.** A PD-SA district shall be a minimum of 100 contiguous acres, except that a minimum of 10 acres is permitted as a incremental and contiguous addition to an existing PD-SA district. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added. PD-SA districts shall be located in areas served by public water and sewer and by a road network appropriate to the contemplated use.
- 4-703 Permitted Uses.** The following uses are permitted in the PD-SA District, subject to the requirements and limitations of these regulations. Other complementary uses may be approved as part of a PD-SA rezoning if specifically identified by type, size and location as part of the approved Concept Development Plan.
- (A) Airport.
 - (B) College or university over 50,000 square feet of floor area.
 - (C) Hospital, pursuant to Section 5-610.
 - (D) Museum, cultural center, arboretum.
 - (E) Fairground.
 - (F) [Removed pursuant to ZOAM 1999-0003.]
 - (G) Sports stadium, complex, [arena] or sports field.
 - (H) Zoo.
 - (I) Commuter parking lot.
 - (J) Bus terminal.
 - (K) Agriculture, horticulture, forestry, fishery.
 - (L) Art gallery.
 - (M) Business service establishment.

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- (N) Conference or training center.
- (O) Country club.
- (P) Educational institution.
- (Q) [Fire and/or rescue station.]
- (R) Golf course.
- (S) Health and fitness center.
- (T) Hotel, pursuant to Section 5-611.
- (U) Library.
- (V) Mass transit facilities and stations.
- (W) Motel.
- (X) Park.
- (Y) Personal service establishment.
- (Z) Recreation establishment, [outdoor].
- (AA) Farm supplies.
- (BB) Restaurant, dinner theatre.
- (CC) [Telecommunications antenna, pursuant to Section 5-618(A).]
- (DD) Sewer pumping station.
- (EE) Utility substation, distribution, pursuant to Section 5-616.
- (FF) Water pumping station.
- (GG) Utility substation, dedicated.
- [(HH) Convention or exhibition facility.]
- [(II) Recreation Establishment, Indoor.]
- [(JJ) Golf Driving Range.]

- [(KK) Recreation Vehicle Park.]
- [(LL) Campground.]
- [(MM) Office, administrative, business or professional.]
- [(NN) Restaurant.]
- [(OO) Theatre, Indoor.]
- [(PP) Bowling Alley.]
- [(QQ) Amusement or Theme park.]
- [(RR) Performing Arts Center.]
- [(SS) Telecommunications monopole, pursuant to Section 5-618(B)(1).]
- [(TT) Police Station.]

4-704

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Water treatment plant.
- (B) Utility substation, transmission pursuant to Section 5-616.
- (C) Utility transmission lines, overhead.
- (D) Sewage treatment plant.
- (E) Water storage tank.
- [(F) Schools.]
- (G) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- [(H) Radio, radar and/or television tower.]
- [(I) Radio and television recording studio.]
- [(J) Radio and television broadcasting, relay station.]
- [(K) Telecommunications tower, pursuant to Section 5-618(C)(2).]

Lot Requirements.

- (A) **Size.** Ten (10) acres, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to the right-of-way of any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district, any existing or planned residential district, or land bay allowing residential uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from the said agricultural and residential areas.
 - (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.
 - (4) **Yards Between Buildings.**
 - (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be 25 feet. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
 - (b) Where there is more than one (1) building on an individual lot or building site, spacing between such

buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

4-706 Building Requirements.

- (A) **Floor Area Ratio** .40 maximum on any lot.
- (B) **Building Height.** Forty five (45) feet maximum, however a special exception for an increase above the maximum building height regulations may be granted provided that the increase in height must not be detrimental to the existing and planned character of adjacent lands.

4-707 Use Limitations.

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
- (D) **Access from Major Roads.** In designing special activity development, the following requirements shall be observed:
 - (1) **Setback.** No building shall be located any closer than 100 feet from the right-of-way of any arterial road and 75 feet from the right-of-way of a major collector, and thirty five (35) feet from any private access easement and prescriptive easement.

- (2) **Access.** No individual lots created after adoption of this Ordinance shall have direct access to an arterial road.
 - (3) Primary access and through vehicular traffic impacting residential neighborhoods shall not be permitted.
- (E) **Utility Requirements.** All utility distribution lines located on PD-SA designated land shall be placed underground.

Section 4-800

PD-TC Planned Development - Town Center.

4-801

Purpose. This district is established to provide for a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in compact, pedestrian oriented, traditional town centers, in areas consistent with the Comprehensive Plan serving as focal points for substantial residential areas. Specific objectives of such districts include:

- (A) Dwellings, shops, and workplaces generally located in close proximity to each other.
- (B) Generally rectilinear patterns of streets and blocks.
- (C) A hierarchy of public and/or private streets, with facilities for automotive vehicles, public transit, bicycles and pedestrians.
- (D) Well configured squares, greens, landscaped streets, and parks woven into the pattern of the town center and dedicated to collective social activity, recreation, and visual enjoyment.
- (E) Civic buildings for assembly, or for other civic purposes, that act as landmarks, symbols, and activity centers for community identity.
- (F) On-street parking and centralized parking facilities to collectively support principle uses in the Town Center.

4-802

Size, Location and Components. This district, when mapped, shall be no less than thirty (30) acres nor more than sixty (60) acres in size, and shall be served by major collectors or arterials with capacity to handle the traffic generated. This district shall be located only in areas served by public water and sewer. No Town Center district shall be located within 10,000 feet of another Town Center. The Town Center district shall be divided into two parts:

- (A) **Town Center Core** - within which pedestrian oriented businesses and other pedestrian activity is encouraged, and shall generally be located within or near the geographic center of the development;
- (B) **Town Center Fringe** - within which pedestrian oriented businesses and activity are balanced with residential and other uses more dependent on vehicular access, located within one half mile from, but outside, the Town Center Core.

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Permitted Uses.

(A) The following uses are permitted within the Town Center Core:

- (1) Art gallery.
- (2) Theater, indoor.
- (3) Bank or financial institution, excluding drive-through facilities.
- (4) Business service establishment.
- (5) Child care center, pursuant to Section 5-609 (A).
- (6) Community center.
- (7) Conference or training center.
- (8) Congregate housing facility.
- (9) Restaurant, dinner theater.
- (10) Dwellings above first floor of permitted commercial uses.
- (11) Educational institution.
- (12) Facility for dance, gymnastics, judo and sports training.
- (13) Health and fitness center.
- (14) Hotel, pursuant to Section 5-611.
- (15) Library.
- (16) Office, medical and dental.
- (17) Dwelling, multi-family.
- (18) Commuter parking lot.
- (19) Performance arts center.
- (20) Personal service establishment.
- (21) Post office, drop off and pick up.

- (22) Park.
- (23) Recycling drop-off collection center, small, pursuant to Section 5-607 (A).
- (24) Restaurant.
- (25) Retail sales establishment.
- (26) Recreational establishment, [outdoor].
- (27) Convenience food store, without gas pumps, pursuant to Section 5-617.
- (28) Radio and television recording studio.
- (29) Pharmacy.
- (30) Printing service.
- (31) Adult day care center.
- (32) Agriculture, horticulture, forestry, or fishery.
- (33) Dwelling, single-family attached.
- (34) Food store.
- (35) Off-street parking facility, freestanding.
- (36) Public utility service center, without outdoor storage.
- (37) Restaurant, carry-out only.
- (38) Restaurant, with drive through facilities.
- (39) Studio space - artist, crafts person, writer.
- (40) Office, administrative, business, and professional.
- (41) Museum, cultural center, arboretum.
- (42) Water pumping station.
- (43) Utility substation, dedicated.

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- (44) Sewer pumping station.
- (45) Church, synagogue, and temple.
- (46) [Telecommunications antenna, pursuant to Section 5-618(A).]
- (B) The following uses are permitted within the Town Center Fringe:
 - (1) All uses permitted in the Town Center Core.
 - (2) Bowling alley.
 - (3) Motor vehicle service and repair, accessory to an approved use.
 - (4) Skating rink, indoor and outdoor.
 - (5) Dwelling, single family detached.
 - (6) Private club or lodge.
 - (7) Utility substation, distribution, pursuant to Section 5-616.
 - [(8) Construction retail establishment.]

4-804

Special Exception Uses. The following uses may be approved by the Board of Supervisors pursuant to the provision in Section 6-1300.

- (A) Within the Town Center Core:
 - (1) Hospital, pursuant to Section 5-610.
 - (2) [Radio, radar and/or television tower.]
 - (3) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
 - (4) Recycling drop off collection center, large, pursuant to Section 5-607(B).
 - (5) [Fire and/or rescue station.]
 - (6) Mass transit facilities and stations.
 - (7) Medical care facility, outpatient only.

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- (8) Automotive service station.
- (9) Bank or financial institution, including drive-through facilities.
- (10) School.
- (11) Veterinary service.
- (12) Animal hospital.
- (13) Private club or lodge.
- (14) Sewage treatment plant.
- (15) Water treatment plant.
- (16) Water storage tank.
- (17) Crematorium.
- [18] School, private, accessory to a church.]
- [(19) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(20) Police station.]
- [(21) Hotel/Motel.]

(B) Within the Town Center Fringe:

- (1) Bank and financial institution, including drive-through facilities.
- (2) Car wash.
- (3) Funeral home or mortuary.
- (4) [Radio, radar and/or television tower.]
- (5) School.
- (6) Utility substation, transmission, pursuant to Section 5-616.
- (7) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]

- (8) Automotive service station.
- (9) Congregate housing facility.
- (10) Child care center, pursuant to Section 5-609.
- (11) Hospital, pursuant to Section 5-610.
- (12) Church, synagogue, and temple.
- (13) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- (14) [Fire and/or rescue station.]
- (15) Golf course.
- (16) Mass transit facilities and stations.
- (17) Medical care facility, outpatient only.
- (18) [Hotel/Motel].
- (19) Off-street parking facility, freestanding.
- (20) Restaurant, with drive-through facilities.
- (21) Veterinary service.
- (22) Animal hospital.
- (23) Water treatment plant.
- (24) Sewage treatment plant.
- (25) Water storage tank.
- (26) Crematorium.
- [(27) School, private, accessory to a church.]
- [(28) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]

[(29) Telecommunications tower, pursuant to Section 5-618(C)(2).]

[(30) Police station.]

4-805

Lot Requirements.

- (A) **Size.** 2,500 sq. ft. minimum, except 1,600 sq. ft. for single family attached dwellings exclusive of major floodplain.
- (B) **Width.** Twenty five (25) feet minimum, except 16 feet minimum for single-family attached dwellings.
- (C) **Depth.** 100 feet minimum.
- (D) **Yards, within the Town Center Core.**
 - (1) **Front.** No minimum; 25 ft. maximum.
 - (2) **Side.** No requirement, except 15 feet minimum for a side yard of a non-residential use abutting a lot used or planned for residential purposes.
 - (3) **Rear.** No requirement, except 30 feet minimum for a rear yard of a non-residential use abutting a lot used or planned for residential purposes.
- (E) **Yards, within the Town Center Fringe.**
 - (1) **Front.** Ten (10) feet minimum; no maximum.
 - (2) **Side.** No requirement, except 15 feet minimum for a side yard of a non-residential use abutting a lot used or planned for residential purposes.
 - (3) **Rear.** No requirement, except thirty (30) feet minimum for a rear yard of a non-residential use abutting a lot used or planned for residential purposes.
- (F) **Other yard requirements.**
 - (1) **Adjacent to roads.** No building shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial or major collector road. No outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than thirty five (35) feet to the right-of-way for any road. No parking, outdoor

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storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.

- (2) **Adjacent to Agricultural Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts where such uses are visible from the said agricultural areas.
- (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.

4-806 Building Requirements.

- (A) **Lot Coverage.** No requirement within Town Center Core; .70 maximum within Town Center Fringe.
- (B) **Building Height.** Sixty (60) feet in the Town Center Core, forty (40) feet maximum in the Town Center Fringe, except that the towers and/or steeples of civic buildings may be erected to a maximum height of 100 feet if the building is set back from public streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than 2 feet for each 1 foot of height that exceeds the 35-foot limit.
- (C) **Floor Area Ratio.** No requirement.

4-807 Land Assembly Requirements. In order to qualify for rezoning to Town Center, an applicant must demonstrate control of an area no less than thirty (30) acres in size, of which a minimum of ten (10) acres shall be designated as the Town Center Core.

- (A) The maximum size of the Town Center Core shall be twenty (20) acres.
- (B) The maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet.

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- (C) The maximum distance from one boundary of the entire Town Center to the farthest boundary shall not exceed 2,500 feet.

4-808

Land Use Arrangement and Use Limitations.

- (A) The Town Center shall be arranged in a generally rectilinear pattern of interconnecting streets and blocks, while maintaining respect for the natural landscape.
- (B) The perimeter of a full block should generally range from 1,400 to 1,600 feet measured at the property (right-of-way) line.
- (C) Each block in the Town Center should be designed to include an alley.
- (D) Each Town Center shall have a town green of no less than 40,000 sq. ft. located near the center of the Core. The required town green may be located within the Fringe and adjacent to the Core if a public plaza of no less than 10,000 sq. ft. is located within the Core.
- (E) At least seventy (70) percent of the total of all block frontages within the Town Center Core shall be occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops.
- (F) A minimum of (25%), maximum of fifty (50%) of the total land area within the Town Center shall be residential use.
- (G) The principal entrance to all buildings in the Town Center Core shall be from the front sidewalk, public plaza, or town green.
- (H) At least (10%) of all land within the Town Center shall be for civic uses, such as government offices, public meeting halls, libraries, art galleries or museums, post office, churches, and like uses which generate pedestrian activity and act as visual focal points.
- (I) Generally on-street parking shall be provided throughout the Town Center.
- (J) Pedestrian linkages shall be established within and between blocks in the Town Center and between the Town Center and surrounding neighborhoods or activity centers.

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- (K) Sidewalks shall be provided adjacent to all streets. Such sidewalks shall be at least eight (8) feet wide within the Town Center Core and at least five (5) feet wide within the Town Center Fringe.
- (L) All off-street parking lots shall be landscaped and shall not interfere with the reasonable continuity of building facades and pedestrian activity. Within the Town Center Core, no surface parking lot space may be located closer than ten (10) feet from any street right-of-way line. Within the Town Center Fringe, no surface parking or space may be located closer than twenty five (25) feet from any street right-of-way line and district allowing residential uses.
- (M) Off-street parking facilities shall have access from alleys or from streets at locations which do not conflict with pedestrian circulation in the Core.
- (N) All above grade parking structures shall be designed in a manner that is integrated with nearby building architecture to minimize visual impact.
- (O) All utility distribution lines located on PD-TC designated land shall be placed underground.
- (P) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses. [Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.]
- (Q) **Access from Major Roads.** The following requirements shall be observed:
 - (1) Access. No individual lots created after adoption of this Ordinance shall have direct access to an arterial road. Individual lots in the Town Center Fringe area shall not have direct access to major collector roads.
 - (2) Primary access and through vehicular traffic impacting residential neighborhoods shall not be permitted.

- (R) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.

Section 4-900

PD-TT Planned Development - Traditional Town.

4-901

Purpose. This district is established to provide for the development of planned Traditional Towns, at a scale anticipated to serve a resident population of between 10,000 and 25,000 persons, incorporating a compatible mixture of residential, employment, supporting business, civic, educational, and recreational uses in a manner that constitutes a unified, well-balanced community. Such Traditional Towns shall be permitted only in accordance with the policies of the Loudoun County Comprehensive Plan and in accordance with a detailed Concept Development Plan for each traditional town.

The PD-TT District regulations are designed to encourage developers, individually and/or collectively, to build liveable towns exhibiting excellence in physical, social and economic planning based on traditional community values, forms, and characteristics embodied in urban places. The applicant must demonstrate that its planning, design and development will achieve but not necessarily be limited to, the following specific objectives.

- (A) A strong sense of community identity based on a shared and functionally efficient physical economic, political, social and cultural environment.
- (B) An orderly and traditional arrangement of all land uses with respect to each other and the overall community form, including a town center, residential neighborhoods, employment areas, and open spaces.
- (C) A variety of housing types jobs, shopping, services, and public facilities.
- (D) Generally rectilinear pattern of interconnecting streets and blocks while maintaining respect for the natural landscape.
- (E) A coordinated transportation system with a hierarchy of appropriately designed facilities for automotive vehicles, public transit, bicycles, and pedestrians.
- (F) Civic buildings, open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity.
- (G) Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a liveable and harmonious, yet diverse, environment hospitable to human occupants and users.

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- (H) The staging of development in a manner which can be accommodated by the coordinated provision of public utilities, facilities, and services, which maintains a reasonable balance between residential and non-residential development, and which nurtures a unified sense of community throughout all stages.

4-902 Size and Location. The district when mapped, shall be no less than three hundred (300) acres nor more than two thousand (2,000) acres in size and shall be served by existing or planned public transit, and by existing public water and sewer, and arterial and collector road access.

4-903 Permitted Uses. The following and similar uses, as may be approved by the Board of Supervisors, shall be permitted only in those locations designated on an approved Concept Development Plan, subject to the use limitations set forth in Section 4-908.

- (A) **Town Center:** All uses permitted in the Planned Development-Town Center District, as provided for in Sections 4-803(A) and 4-803(B), and the following additional uses:

- (1) Bowling alley.
- (2) Motor vehicle service and repair, accessory to an approved use.
- (3) Printing service plant.
- (4) Private club or lodge.

- (B) **Neighborhood Commercial:**

- (1) Library, branch.
- (2) Convenience food store, of less than 5,000 gross square feet, without gas pumps, pursuant to Section 5-617.
- (3) Food store.
- (4) Personal service establishment.
- (5) Pharmacy.
- (6) Post office, drop-off and pick up.
- (7) Recycling collection drop-off center, small, pursuant to Section 5-607(A).

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- (8) Sewer pumping station.
- (9) Water pumping station.
- (10) Commuter parking lot.
- (11) Adult daycare center.
- (12) Agriculture, horticulture, forestry, or fishery.
- (13) Art gallery.
- (14) Bank or financial institution, excluding drive-through facilities.
- (15) Business service establishment.
- (16) Community center.
- (17) Facility for lessons in dance, gymnastics, judo, and sports training.
- (18) Office, medical and dental.
- (19) Park.
- (20) Restaurant.
- (21) Restaurant, carry-out only.
- (22) Retail sales establishment.
- (23) Studio space - artist, crafts person, writer, etc.
- (24) Theater, indoor.
- (25) Printing service.
- (26) Utility substation, dedicated.
- [(27) Construction retail establishment.]

(C) **Industrial:** All uses permitted in the Planned Development - Industrial Park (PD-IP) District, and the following additional uses:

- (1) Farm machinery sales, repair, and service.

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- (2) Home service establishment.
- (3) Motor vehicle sales and accessory service.
- (4) Motor vehicle service and repair, light.
- (5) Personal service establishment.
- (6) Excluding the following uses:
 - (a) Post office, drop-off and pick up.
 - (b) Bank or financial institution, excluding drive-through facilities.
 - (c) Dwelling, accessory to a permitted or special exception use.
 - (d) Church, synagogue, and temple.
 - (e) [Telecommunications antenna, pursuant to Section 5-618(A).]
- (D) **Low Density Residential.** All uses permitted in the R-1, R-2, and R-3 Single Family Residential District.
- (E) **Medium Density Residential.** All uses permitted in the R-4 and R-8 Single Family Residential District.
- (F) **High Density Residential.** All uses permitted in the R-16 and R-24 Multi-Family Residential District.

4-904

Special Exception Uses. The following uses may be approved by the Board of Supervisors, pursuant to the provisions of Section 6-1300.

- (A) **Town Center.** All special exception uses in the Planned Development-Town Center District, as provided for in Sections 4-804(A) and 4-804(B) and the following additional uses:
 - (1) Car wash.
 - (2) Funeral home or mortuary.

- (3) Excluding the following uses:
 - (a) [Telecommunications monopole.]
 - (b) [Radio, radar and/or television tower.]
 - [(c) Telecommunications tower.]

(B) Neighborhood Commercial:

- (1) Office, administrative, business, professional.
- (2) Automotive service station.
- (3) Bank or financial institution, including drive-through facilities.
- (4) Car wash.
- (5) Child care center, pursuant to Section 5-609(B).
- (6) Church, synagogue, and temple.
- (7) Funeral home or mortuary.
- (8) Recycling drop-off collection center, large, pursuant to Section 5-607(B).
- (9) Dwellings, above first floor commercial uses.
- (10) Water treatment plant.
- (11) Sewage treatment plant.
- (12) Fire, police, and rescue station.
- (13) Mass transit facilities and stations.
- (14) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- (15) Restaurant, with drive-through facilities.
- (16) Public utility service center, without outdoor storage.
- (17) Veterinary service.

- (18) Animal hospital.
- (19) Water storage tank.
- (20) Crematorium.
- [(21) School, private accessory to a church.]
- [(22) Car wash, accessory to a convenience food store, pursuant to Section 5-617).]

(C) **Industrial.** All special exception uses in the Planned Development-Industrial Park (PD-IP) District, including the following additional uses:

- (1) Bank or financial institution, excluding drive-through facilities.
- (2) Cemetery, mausoleum, and memorial park.
- (3) Funeral home or mortuary.
- (4) Kennel, pursuant to Section 5-606.
- (5) Material recovery facility, pursuant to Section 5-607.
- (6) Outdoor sales area, accessory.
- (7) Private club or lodge.
- (8) [Radio, radar and/or television tower.]
- (9) Storage, mini-warehouse.
- (10) Utility generating plant and transmission facility.
- (11) Veterinary service.
- (12) Animal hospital.
- (13) Church, synagogue, and temple.
- (14) Crematorium.

(D) **Low Density Residential.** All special exception uses in the R-1, R-2, and R-3 Single Family Residential Districts.

- (E) **Medium Density Residential.** All special exception uses in the R-4 and R-8 Single Family Residential Districts.
- (F) **High Density Residential.** All special exception uses in the R-16 and R-24 Multi-Family Residential Districts.
- (G) **Special Activities.** All permitted and special exception uses in the Planned Development Special Activities Districts.

4-905

Lot Requirements.

- (A) **Town Center.** As per the Planned Development, Town Center District
- (B) **Neighborhood Commercial.**
 - (1) **Size.** 5,000 square feet minimum, exclusive of major floodplain.
 - (2) **Width.** Fifty (50) feet minimum.
 - (3) **Yards.** No building shall be located within the following setbacks:
 - (a) **Front.** No minimum; no principal building shall be set back more than 25 feet;
 - (b) **Side.** No requirement for interior or corner side yard; 15 feet for side yard abutting a residential district or land bay allowing residential uses.
 - (c) **Rear.** No requirement abutting an alley or another neighborhood commercial lot; 30 feet abutting a residential district or land bay allowing residential uses.
- (C) **Industrial.** As per the Planned Development - Industrial Park (PD-IP) District.
- (D) **Low Density Residential.** As per the R-1, R-2, and R-3 Single Family Residential Districts.
- (E) **Medium Density Residential.** As per the R-4 and R-8 Single Family Residential Districts.

- (F) **High Density Residential.** As per the R-16 and R-24 Multi-Family Residential Districts.
- (G) **Special Activities.** As per the Planned Development-Special Activities Districts.
- (H) **Other yard requirements.**
 - (1) **Adjacent to roads.** No building shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial or major collector road. No outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than thirty five (35) feet to the right-of-way for any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (2) **Adjacent to Agricultural Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts where such uses are visible from the said agricultural areas.
 - (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas except where a greater area is required by Section 5-1400.

4-906

Building Requirements.

- (A) **Town Center.** As per the Planned Development-Town Center District.
- (B) **Neighborhood Commercial.**
 - (1) **Lot Coverage.** 70% maximum.
 - (2) **Building Height.** 35 feet maximum.
- (C) **Industrial.** As per the Planned Development - Industrial Park (PD-IP) District.

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- (D) **Low Density Residential.** As per the R-1, R-2, and R-3 Single Family Residential Districts.
- (E) **Medium Density Residential.** As per the R-4 and R-8 Single Family Residential Districts.
- (F) **High Density Residential.** As per the R-16 and R-24 Multi-Family Residential Districts.
- (G) **Special Activities.** As per the Planned Development-Special Activities Districts.

4-907 Land Assembly Requirements. In order to qualify for rezoning to the Traditional Town District, an applicant and/or group of applicants collectively must demonstrate control of an area no less than three hundred (300) acres in size, including no less than thirty (30) acres designated for a Town Center.

4-908 Land Use Arrangement and Use Limitations.

- (A) **Town Center Criteria.**
 - (1) The Town Center shall generally be located within or near the geographic center of the development.
 - (2) The Town Center shall be arranged in a generally rectilinear pattern of interconnecting streets and blocks, while maintaining respect for the natural landscape.
 - (3) The perimeter of a full block should generally range from 1,400 to 1,600 feet measured at the property (right-of-way) line.
 - (4) Each block in the Town Center should be designed to include an alley.
 - (5) Each Town Center shall have a town green of no less than 40,000 sq. ft. located near its center. The town green may be located within residential neighborhoods and adjacent to the Town Center if no less than 10,000 sq. ft. is located within the Town Center.
 - (6) At least seventy (70) percent of the total of all block frontages within the Town Center Core shall be occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops.

- (7) A minimum of twenty-five (25) percent, maximum of fifty (50) percent of the total land area within the Town Center shall be residential use.
- (8) The principal entrance to all buildings in the Town Center shall be from the front sidewalk, public plaza, or town green.
- (9) At least ten (10) percent of all land within the Town Center shall be for civic uses, such as government offices, public meeting halls, libraries, art galleries or museums, post office, churches, and like uses which generate pedestrian activity and act as visual focal points.
- (10) Generally on-street parking shall be provided throughout the Town Center.
- (11) Pedestrian linkages shall be established within and between blocks in the Town Center, and between the Town Center and surrounding neighborhoods or activity centers.
- (12) Sidewalks shall be provided adjacent to all streets. Such sidewalks shall be at least eight (8) feet wide within the Town Center.
- (13) All off-street parking lots shall be landscaped and shall not interfere with the reasonable continuity of building facades and pedestrian activity. Within the Town Center, no surface parking space may be located closer than ten (10) feet from any street right-of-way line. Within the Neighborhood Commercial Center areas, no surface parking or space may be located closer than twenty five (25) feet from any street right-of-way line and district allowing residential uses.
- (14) Off-street parking facilities shall have access from alleys or from streets at locations which do not conflict with pedestrian circulation.
- (15) All above grade parking structures shall be designed in a manner than is integrated with nearby building architecture to minimize visual impact.

(B) **The Traditional Town shall include a mixture of land uses within the following ranges.**

Town Center	2.0 - 10.0%
Neighborhood Commercial	3.0 - 5.0%
Residential	50.0 - 70.0%
Industrial	5.0 - 10.0%
Public Schools, Open Spaces, Institutional & Civic	20.0 - 25.0%

(C) **Additional Traditional Town Criteria.**

- (1) Residential areas should be planned as traditional neighborhoods with neighborhood schools and playgrounds, and a compatible variety of housing types.
- (2) At least ten percent (10%) of the Traditional Town shall be reserved for open space and recreation available to the general public, including public school yards but not including privately owned open space and recreational areas.
- (3) On-street parking should be provided on all minor and collector streets throughout the Traditional Town, and parking on individual lots should be accessed from alleys rather than over front yards.
- (4) Sidewalks at least five (5) feet wide should be provided adjacent to all streets, except the minimum width may be reduced to four (4) feet in Low Density Residential areas.
- (5) No surface parking shall be permitted in front of a principal structure; all off-street surface parking in nonresidential areas shall be screened from views from public streets, provided that parking structures in the Town Center need not be screened.
- (6) Structures and land uses shall be arranged within the district so as to provide a perimeter setback around the outer edge of the Traditional Town. This setback may be made up of stream corridors, roads and other features, and of building setbacks, with the result that no structure shall be located within 250 feet of the district boundary.
- (7) All utility distribution lines located on PD-TT designated land shall be placed underground.

- (8) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses. [Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.]
- (9) **Access from Major Roads.** The following requirements shall be observed:
 - (a) Access. No individual lots created after adoption of this Ordinance shall have direct access to an arterial road. Individual lots within the Town Center Fringe shall not have direct access to major collector roads.
 - (b) Primary access and through vehicular traffic impacting residential neighborhoods shall not be permitted.
- (10) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.

Section 4-1000

PD-UC Planned Development - Urban Center

4-1001

Purpose. This district is established to provide for a compatible mixture of commercial, cultural, institutional, governmental, recreational, and residential uses in compact, pedestrian oriented, urban centers serving as focal points for nearby related activity centers and residential areas with a market area in excess of 25,000 persons. Specific objectives of such districts include:

- (A) Dwellings, shops, and workplaces generally located in close proximity to each other.
- (B) Generally rectilinear patterns of streets and blocks.
- (C) A hierarchy of public and/or private streets with facilities for automotive vehicles, public transit, bicycles, and pedestrians.
- (D) Well configured plazas, squares, greens, landscaped streets, and parks woven into the pattern of the urban center and dedicated to collective social activity, recreation, and visual enjoyment.
- (E) Civic and institutional buildings for assembly, or for other compatible purposes, that act as landmarks, symbols, and activity centers for community identity.

4-1002

Size, Location, and Components. This district, shall be no less than fifty (50) acres nor more than ninety (90) acres in size, and shall be served by major arterials with capacity to handle the traffic generated. The Urban Center district shall be mapped only in locations designated by the Comprehensive Plan served by public water and sewer. No two (2) such districts shall be located within four (4) miles of each other. The Urban Center District shall be divided into two (2) parts:

- (A) Urban Center Core -- within which pedestrian oriented businesses and other pedestrian oriented uses are encouraged, and;
- (B) Urban Center Fringe -- within which pedestrian oriented uses are balanced with other non-residential and residential uses more dependent on vehicular access located within one-half mile from, but outside, the Urban Center Core.

4-1003

Permitted Uses.

- (A) The following uses are permitted within the Urban Center Core:
 - (1) Office, administrative, business and professional.
 - (2) Art gallery.

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- (3) Theatre, indoor.
- (4) Bank or financial institution, excluding drive-through facilities.
- (5) Business service establishment.
- (6) Community center.
- (7) Conference or training center.
- (8) Dwelling, above other first floor permitted uses.
- (9) Educational institution.
- (10) Facility for lessons in dance, gymnastics, judo and sports training.
- (11) Health and fitness center.
- (12) [Hotel/Motel].
- (13) Library.
- (14) Office, medical and dental.
- (15) Museum, cultural center, arboretum.
- (16) Off-street parking facility, free-standing.
- (17) Performance arts center.
- (18) Personal service establishment.
- (19) Post office, drop-off and pick up.
- (20) Park, public.
- (21) Recycling drop-off collection center, small, pursuant to Section 5-607(A).
- (22) Restaurant.
- (23) Retail sales establishment.
- (24) Recreational establishment, [outdoor].

- (25) Convenience food store, without gas pumps, pursuant to Section 5-617.
- (26) Pharmacy.
- (27) Utility Substation, dedicated.
- (28) Adult day care.
- (29) Agriculture, horticulture, forestry, or fishery.
- (30) Church, synagogue and temple.
- (31) Commuter parking lot.
- (32) Congregate housing facility.
- (33) Dwelling, multi-family.
- (34) Dwelling, single family attached.
- (35) Food store.
- (36) Public utility service center, without outdoor storage.
- (37) Restaurant, carry-out only.
- (38) Restaurant, dinner theater.
- (39) Restaurant, with drive-through facilities.
- (40) Studio space-artist, crafts person, writer, etc.
- (41) Printing service.
- (42) Private club or lodge.
- (43) Water pumping station.
- (44) Sewer pumping station.
- (45) Radio and television recording studio.
- (46) Utility substation, dedicated.

(47) [Telecommunications antenna, pursuant to Section 5-618(A).]

(B) The following uses are permitted in the Urban Center Fringe, subject to the requirements and limitations of these regulations:

(1) All uses permitted in the Urban Center Core.

(2) Bowling alley.

(3) Motor vehicle service and repair, accessory to an approved use.

(4) Dwelling, single family detached.

(5) Utility substation, distribution, pursuant to Section 5-616.

[(6) Construction retail establishment.]

[(7)] Excluding the following uses permitted in the Urban Core Center:

(a) Congregate housing facility.

(b) Off-street parking facility, freestanding.

(c) Restaurant, with drive through facility.

4-1004

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions in Section 6-1300.

(A) Within the Urban Center Core:

(1) Child care center, pursuant to Section 5-609.

(2) [Radio, radar and/or television tower.]

(3) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]

(4) Hospital, pursuant to Section 5-610.

(5) Medical care facility, outpatient only.

(6) [Fire and/or rescue station.]

- (7) Automotive service station.
- (8) Bank or financial institution, including drive-through facilities.
- (9) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- (10) Mass transit facilities and stations.
- (11) School.
- (12) Veterinary service.
- (13) Animal hospital.
- (14) Sewage treatment plant.
- (15) Water treatment plant.
- (16) Water storage tank.
- (17) Crematorium.
- [(18) School, private, accessory to a church.]
- [(19) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]
- [(20) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(21) Police station.]

(B) Within the Urban Center Fringe:

- (1) Bank or financial institution, including drive-through facilities.
- (2) Congregate housing facility.
- (3) Funeral home or mortuary.
- (4) [Radio, radar and television tower.]
- (5) School.

- (6) Utility substation, transmission, pursuant to Section 5-616.
- (7) Water treatment plant.
- (8) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (9) Automotive service station.
- (10) Child care center, pursuant to Section 5-609.
- (11) Off-street parking facility, free standing.
- (12) [Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- (13) [Fire and/or rescue station.]
- (14) Hospital.
- (15) Mass transit facilities and stations.
- (16) Medical care facility, outpatient only.
- (17) Motel.
- (18) Restaurant, with drive-through facility.
- (19) Veterinary service.
- (20) Animal hospital.
- (21) Sewage treatment plant.
- (22) Water storage tank.
- (23) Crematorium.
- [(24) School, private, accessory to a church.]
- [(25) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(26) Police station.]

Lot Requirements.

- (A) **Size.** 4,800 sq. ft. minimum, except 2,000 sq. ft. for single family attached dwellings, exclusive of major floodplain.
- (B) **Width.** 40 feet minimum, except 18 feet minimum for single-family attached dwellings.
- (C) **Depth.** 100 feet minimum.
- (D) **Yards. Within the Urban Center Core.**
 - (1) **Front.** No minimum; 25 feet maximum.
 - (2) **Side.** No requirement, except 15 feet minimum for side yard abutting a lot used for residential purposes.
 - (3) **Rear.** No requirement, except 30 feet minimum for rear yard abutting a lot used for residential district purposes.
- (E) **Other yard requirements.**
 - (1) **Adjacent to roads.** No building shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial or major collector road. No outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than thirty five (35) feet to the right-of-way for any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (2) **Adjacent to Agricultural Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts where such uses are visible from the said agricultural areas.
 - (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas except, where a greater area is required by Section 5-1400.

4-1006**Building Requirements.**

- (A) **Lot Coverage.** No requirement within Urban Center Core; .70 maximum within Urban Center Fringe.
- (B) **Building Height.** 100 feet maximum in Urban Center Core; 60 feet in Urban Center Fringe, thirty five (35) maximum for all single family detached and single family attached units in both the Core and Fringe.
- (C) **Floor Area Ratio.** One (1.0) within the Core; (0.6) within the Fringe.

4-1007**Land Assembly for the Urban Center.**

- (A) The Urban Center Core shall be no less than fifteen (15) acres, but no more than twenty (20) acres.
- (B) The maximum distance from one boundary of the Urban Center Core to the farthest boundary shall not exceed 1,200 feet.
- (C) The maximum distance from one (1) boundary of the entire Urban Center to the farthest boundary shall not exceed 3,000 feet.

4-1008**Land Use Arrangement and Use Limitations.**

- (A) Total floor space devoted to principal land uses in the Urban Center should be balanced in the following ratios:

Retail	20.0-55.0%
Office	30.0-50.0%
Residential	10.0-25.0%
- (B) The Urban Center shall be arranged in a generally rectilinear pattern of interconnecting streets and blocks.
- (C) The Urban Center Core shall generally be located within or near the geographic center of the development.
- (D) The perimeter of a block should generally range from 1,100 to 1,800 feet measured at the property (right-of-way) line.
- (E) Each block in the Urban Center should be designed to include an alley.

- (F) Each Urban Center shall have a public plaza, including green space of no less than 20,000 sq. ft. located within the Core, plus public greens or parklands totaling no less than 100,000 sq. ft.
- (G) At least seventy (70%) percent of the total of all block frontages within the Urban Center Core shall be occupied by buildings with pedestrian oriented businesses on the ground floor, preferably retail stores and shops.
- (H) The principal entrance to all buildings in the Urban Center Core shall be from the front sidewalk, public plaza, or public greens.
- (I) At least ten (10%) percent of all land within the Urban Center shall be for civic uses, such as government offices, public meeting halls, libraries, art galleries or museums, post office, and churches, and like uses which generate pedestrian activity and act as visual focal points.
- (J) Generally, on-street parking shall be provided throughout the Urban Center.
- (K) Sidewalks shall be provided adjacent to all streets. Such sidewalks shall be at least eight (8) feet wide within the Urban Center Core and at least five (5) feet wide within the Urban Center Fringe.
- (L) Pedestrian linkages shall be established within and between blocks in the Urban Center, and between the Urban Center and surrounding neighborhoods or activity centers.
- (M) All off-street parking lots shall be landscaped and shall not interfere with the reasonable continuity of building facades and pedestrian activity. Within the Urban Center Core, no surface parking lot or space may be located closer than ten (10) feet from any street right-of-way. Within the Urban Center Fringe, no parking lot, or space may be located closer than twenty five (25) feet from any street right-of-way.
- (N) Off-street parking facilities shall have access from alleys or from streets at locations which do not conflict with pedestrian circulation in the Core.
- (O) All above-grade parking structures shall be designed in a manner that is integrated with nearby building architecture to minimize visual impact.

- (P) All utility distribution lines located on PD-TT designated land shall be placed underground.
- (Q) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and parking from streets and agricultural and residential uses. [Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.]
- (R) **Access from Major Roads.** The following requirements shall be observed:
 - (1) No individual lots created after adoption of this Ordinance shall have direct access to an arterial road. Individual lots located within the Urban Center Fringe shall not have direct access to major collector roads.
 - (2) Primary access and through vehicular traffic impacting residential neighborhoods shall not be permitted.
- (S) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuter may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.

Section 4-1100

PD-TRC Planned Development - Transit Related Center

4-1101

Purpose. The Planned Development-Transit Related Center district is established to implement the General Plan, adopted Urban VISION, and to encourage the innovative and creative design of mixed-use development as identified in the General Plan or Area Management Plan. The district regulations are designed to accommodate a flexible mix of high density land uses for which the location and design is compatible with neighboring properties; to insure high standards in the design and construction of commercial developments, as well as fewer peak hour trips using arterial roads; and otherwise to implement the stated purpose and intent of this Ordinance. Planned rail facilities are integral to this mixed-use concept. These higher intensity, mixed-use development projects will serve to promote the linkage of employment and residential uses specifically identified as transit corridors in the General Plan.

Rezoning to and development under this district will be permitted in accordance with a Concept Development Plan, prepared and approved in accordance with the provisions of the adopted Comprehensive Plan. Flexibility in design options will be allowed.

4-1102

Size. No less than fifty (50) and no more than 175 acres.

4-1103

Permitted Uses. The following principal uses shall be permitted in any PD-TRC district:

- (A) Art gallery.
- (B) Health and fitness center.
- (C) Museum, cultural center, arboretum.
- (D) Motor vehicle service and repair.
- (E) Business service establishment.
- (F) Bank or financial institution, excluding drive-through facilities.
- (G) Civic, social and fraternal association meeting place.
- (H) Community center.
- (I) Conference, [convention] or training center.
- (J) Cultural amenities, e.g. fountains, ice rinks, reflecting pools.

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- (K) Child or adult day care center, pursuant to Section 5-609.
- (L) Dwelling, above first floor commercial uses.
- (M) Educational institution.
- (N) Establishment for general research, scientific research, development and/or training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
- (O) Exposition hall or sports facility to house cultural or civic events or conventions, or political, industrial, fraternal or sporting events and/or other similar uses.
- (P) [Fire and/or rescue station.]
- (Q) [Hotel/Motel].
- (R) Medical care facility, outpatient only.
- (S) Mass transit facilities or stations, including park and ride facilities.
- (T) Offices, administrative, business, and professional.
- (U) Off-street parking facility, freestanding.
- (V) Personal service establishment.
- (W) Rail facilities, including park and ride facilities.
- (X) Repair service establishment (freestanding).
- (Y) Restaurant.
- (Z) Dwelling, multi-family.
- (AA) Dwelling, single-family attached.
- (BB) Congregate housing facility.
- (CC) Retail sales establishment.
- (DD) Commuter parking lot.

- (EE) Theater, indoor.
- (FF) Church, synagogue, and temple.
- [(GG) Park, public, playground or athletic field.]
- (HH) [Telecommunications antenna, pursuant to Section 5-618(A).]
- [(II) Police Station.]

4-1104

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Orphanage or similar institution.
- (B) Medical care facility, including hospital.
- (C) Private club or lodge.
- [(D) Removed pursuant to ZOAM 1993-0002.]
- (D) Dormitory, fraternity/sorority house, rooming/boarding house, or other residence hall.
- (E) Transportation or transit facilities, limited to:
 - (1) Heliport or helistop.
 - (2) DTRE facilities.
- (F) Commercial off-street parking in Metro Bus and Rail Station areas.
- (G) Restaurant, with drive-through facilities.
- (H) Recreation establishment, [outdoor].
- (I) Recycling drop off collection center, small, pursuant to Section 5-607.
- (J) Public utility service center.
- (K) Funeral home or mortuary.
- (L) Bank or financial institution, with drive-through facilities.
- (M) Crematorium.
- [(N) School, private, accessory to a church.]

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(O) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]

[(PP) Telecommunications tower, pursuant to Section 5-618(C)(2).]

4-1105

Lot Requirements.

(A) **Size.** 4,800 sq. ft. minimum exclusive of major floodplain for single-family detached and duplex dwellings; 1,600 sq. ft. minimum exclusive of major floodplain for single family attached dwellings; 6,000 sq. ft. minimum exclusive of major floodplain for multi-family structures.

(B) **Width.** Forty (40) feet minimum for single family detached and duplex dwellings; sixteen (16) feet minimum for single family attached dwellings; eighty (80) feet minimum for multi-family structures.

(C) **Depth.** 75 feet minimum for single family attached dwelling units. 100 feet minimum for multi-family dwelling units;

(D) **Yards.**

(1) **Front.** No minimum; 25 feet maximum.

(2) **Side.** No requirement, except 15 feet minimum for a side yard abutting a lot used for residential purposes.

(3) **Rear.** No requirement, except 30 feet minimum for a rear yard abutting a lot used for residential district purposes.

(E) **Other yard requirements.**

(1) **Adjacent to roads.** No building shall be permitted closer than one hundred (100) feet to the right-of-way of any arterial or major collector road. No outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than thirty five (35) feet to right-of-way from any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.

(2) **Adjacent to Agricultural Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district. No parking shall be permitted closer than fifty (50) feet to any

such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts where such uses are visible from the said agricultural areas.

- (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.

4-1106 Building Requirements.

- (A) **Building Height.** 100 feet maximum, unless a lower height restriction is imposed by Washington/Dulles International Airport authorities.
- (B) **Floor Area Ratio.** 1.0 maximum, unless increased by the Board of Supervisors up to a maximum of 2.0, in accordance with the General Plan or area management plans and when the proposed Concept Development Plan includes one or more of the following:
 - (1) Transit facilities are existing or committed for the subject property.
 - (2) Open space related to pedestrian plazas, walls, or other landscaped design elements which interrelate to the business/office uses.
 - (3) Unique design features and cultural amenities within the planned development such as, but not limited to, plazas, terraces, common areas, sculpture, reflecting pools and public fountains or other features as determined by the Board of Supervisors.
 - (4) Below-surface and/or off-street parking facilities.
 - (5) Above-surface, off-street parking facilities within an enclosed building or structure which is compatible with the architecture of surrounding structures.

4-1107 Open Space Requirements.

- (A) Ten (10%) percent of the gross parcel area shall be either passive or active open space.

- (B) In a PD-TRC development where dwelling units are proposed as a secondary use, there shall be a requirement to provide developed recreational facilities for the use of the residents within the planned development such as, but not limited to, plazas, green space, tot lots and other active recreation areas.

4-1108 Land Assembly Use Requirements. In order to qualify for rezoning to the PD-TRC district, the Board must find that the proposed development meets the following conditions:

- (A) The proposed development is located within an area designated as an Urban Center or Transit Related Urban Center in the adopted General Plan, or area management plan;
- (B) The proposed Concept Development Plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, including provisions for pedestrian movement and access, and
- (C) Urban open spaces shall be designed into the project to integrate through use of pathways, gathering areas, landscape features, etc., all mixed use and transit related activities and structures.

4-1109 Land Use Arrangement and Use Limitations.

- (A) Total floor space devoted to principal land uses should be balanced in the following ratios:

	Min./Max.
Retail	5.0% /30.0%
Regional Office	30.0%/70.0%
Urban Neighborhood	10.0%/40.0%

- (B) Each development shall have a public plaza of no less than 20,000 sq. ft. and a minimum of three (3%) total land area devoted to public parks. Such plazas and public parks may be included in the calculations for open space required pursuant to Section 4-1107(A).
- (C) At least two (2%) percent of all land within this district shall be reserved for compatible civic uses, such as government offices, public meeting halls, libraries, art galleries, museums, or post office.
- (D) As a general principle, on-street parking shall be provided throughout the district.

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- (E) All above-grade parking structures shall be landscaped and designed in a manner that is integrated with nearby building architecture to minimize visual impact.
- (F) Off-street parking facilities shall have access from alleys or from streets at locations which do not conflict with pedestrian circulation.
- (G) All utility distribution lines located on PD-TRC designated land shall be placed underground.
- (H) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses. [Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.]
- (I) **Access from Major Roads.** The following requirements shall be observed:
 - (1) No individual lots created after adoption of this Ordinance shall have direct access to an arterial road. Individual lots located within the Transit Related Center shall not have direct access to major collector roads.
 - (2) Primary access and through vehicular traffic impacting residential neighborhoods shall not be permitted.
- (J) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.